

Eckermann Property Forms (SA) Pty Ltd T/A Eckermann Property Forms
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FORM 1 - Vendor's Statement

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

Contents

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



Preliminary

To the purchaser:

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

PART A – PARTIES AND LAND

1 **Purchaser:**

Address:

2 **Purchaser's registered agent:** ☐

Address:

3 **Vendor:** The Royal Australian College of General Practitioners Limited ACN: 000 223 807 (Formerly
The Royal Australian College of General Practitioners)

Address: C/- AJ and Co Lawyers Level 30, 80 Collins Street Melbourne VIC 3001

4 **Vendor's registered agent:** Fox Real Estate (SA) Pty. Ltd. trading as Fox Real Estate ☒

Address: PO Box 456 North Adelaide SA 5006

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

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

Being the land situated at 15-19 Gover Street North Adelaide SA 5006; also known as 1-3, 15 Gover Street
North Adelaide SA 5006 and being the whole of the land in Certificate of Title Volume 5739 Folio 724 and being
the whole of Allotment 495 Filed Plan 183767 in the Area named North Adelaide in the Hundred of Yatala

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:

C/- AJ and Co Lawyers Level 30, 80 Collins Street Melbourne VIC 3001

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

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

fox@foxrealestate.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:

PO Box 456 North Adelaide SA 5006

(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.

FORM 1 - STATEMENT UNDER SECTION 7 (*Land and Business (Sale and Conveyancing) Act 1994*)**Proceeding with the purchase**

If you wish to proceed with the purchase—

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

PART C – STATEMENT WITH RESPECT TO REQUIRED PARTICULARS**(section 7(1))****To the purchaser:***I / ~~We~~,

--

of

C/- AJ and Co Lawyers Level 30, 80 Collins Street Melbourne VIC 3001

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: 05-Aug-26

Signed:

Signed by:

Amanda Semertzian

DA200A57E57A436...

Date: 05-Aug-26

Signed:

Signed by:

Siân Goodson

501449DFAD1648C...

PART D – CERTIFICATE WITH RESPECT TO PRESCRIBED INQUIRIES BY REGISTERED AGENT**(section 9)****To the purchaser:**

I,

Eckermann Forms (SA) Pty Ltd T/A Eckermann Property Forms

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: 28/07/2026

Signed:

Charis Lynch

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

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

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

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

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

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

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

Column 1	Column 2	Column 3
1. General		
1.1 Mortgage of land	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Number of mortgage (if registered): Name of mortgagee:	☐ YES/NO YES/NO
<i>[Note -</i> <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> N/A		
1.2 Easement (whether over the land or annexed to the land)	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Annexure D – Page 12 of 13 Description of land subject to easement: The whole of the land in Certificate of Title Volume 5739 Folio 724 Nature of easement: Electricity and Telecommunications Infrastructure – Building Restrictions and Statutory Easements Are you aware of any encroachment on the easement? NO (If YES, give details): If there is an encroachment, has approval for the encroachment been given? (If YES, give details):	☒ NO YES
Note - "Easement" includes rights of way and party wall rights. <i>[Note -</i> <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> N/A		
1.3 Restrictive covenant	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Nature of restrictive covenant: Name of person in whose favour restrictive covenant operates: Does the restrictive covenant affect the whole of the land being acquired? (If NO, give details): Does the restrictive covenant affect land other than that being acquired?	☐ YES/NO YES/NO
<i>[Note -</i> <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> N/A		

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

Column 1	Column 2	Column 3
1.4 Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) [Note - <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Names of parties: Period of lease, agreement for lease etc: From: To: Amount of rent or licence fee: per (period) Is the lease, agreement for lease etc in writing? If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify- (a) the Act under which the lease or licence was granted: (b) the outstanding amounts due (including any interest or penalty):	☐ YES/NO YES/NO
5. Development Act 1993 (repealed)		
5.1 section 42 - Condition (that continues to apply) of a development authorisation [Note - <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Annexure C – Pages 5, 17 and 18 of 22 Condition(s) of authorisation: Refer Development Number DA/29/1998 - as part of the City of Adelaide Council search attached	☒ NO YES
6. Repealed Act conditions		
6.1 Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1967 (repealed) [Note - <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Nature of condition(s):	☐ YES/NO YES/NO
7. Emergency Services Funding Act 1998		
7.1 section 16 - Notice to pay levy	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Annexure E Date of notice: 06/07/2026 Amount of levy payable: \$1,513.05	☒ YES YES

Column 1	Column 2	Column 3
21. Local Government Act 1999		
21.1 Notice, order, declaration, charge, claim or demand given or made under the Act	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Annexure C – Page 1 of 22 Date of notice, order etc: 08/07/2026 Name of council by which, or person by whom, notice, order etc is given or made: City of Adelaide Land subject thereto: The whole of the land in Certificate of Title Volume 5739 Folio 724 Nature of requirements contained in notice, order etc: Demand for payment of rates and other outstanding charges Time for carrying out requirements: Not specified Amount payable (if any): \$18,186.90	☒ YES YES
29. Planning, Development and Infrastructure Act 2016		
29.1 Part 5 - Planning and Design Code	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Annexure C – Pages 6 and 20-22 of 22 Annexure D – Page 8 of 13 Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): City Living (CL) North Adelaide Low Intensity (NALI) Aircraft Noise Exposure (ANEF 20) Airport Building Heights (Regulated) (All structures over 130 metres AHD) Design Historic Area (Adel7) Heritage Adjacency Hazards (Flooding - Evidence Required) Prescribed Wells Area Regulated and Significant Tree Stormwater Management Urban Tree Canopy Is there a State heritage place on the land or is the land situated in a State heritage area? NO Is the land designated as a local heritage place? NO Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? YES Note- For further information about the Planning and Design Code visit https://code.plan.sa.gov.au.	☒ NO YES

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

Column 1	Column 2	Column 3
29.2	section 127 - Condition (that continues to apply) of a development authorisation <i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Date of authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation:	☐ YES/NO YES/NO

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

N/A

SCHEDULE – DIVISION 2**OTHER PARTICULARS**

(section 7(1)(b))

Particulars relating to asbestos at workplaces

- 1 In these particulars—
asbestos and **asbestos containing material** have the same meaning as in the *Work Health and Safety Regulations 2012*;
workplace has the same meaning as in the *Work Health and Safety Act 2012*.
- 2 Is there a workplace on the land?
YES
- 3 If **YES**, is there an asbestos register for the workplace?
YES
- 4 If **YES**, does that register record any asbestos or asbestos containing material at the workplace (or likely to be present at the workplace from time to time) and specify the location, type and condition of that asbestos or asbestos containing material?
YES
- 5 If **YES**—
 - (a) give details of the location, type and condition of the asbestos or asbestos containing material:
Refer to the particulars supplied in the Greencap Compliance Hazardous Material Inspection and Risk Assessment - Annexure I attached
 - (b) has a plan been prepared for the management of asbestos at the workplace?
NO
If **YES**, give details:

 - (c) is any asbestos or asbestos containing material to be removed before settlement?

If **YES**, give details:

Note—

1. A register is not required to be prepared for a workplace—
 - (a) if a register has already been prepared for the workplace; or
 - (b) if—
 - (i) the workplace is a building that was constructed after 31 December 2003; and
 - (ii) no asbestos has been identified at the workplace; and
 - (iii) no asbestos is likely to be present at the workplace from time to time.
See regulation 425 of the *Work Health and Safety Regulations 2012*.
2. A person with management or control of a workplace who plans to relinquish management or control must ensure (so far as is reasonably practicable) that the asbestos register is given to the person assuming management or control of the workplace.
See regulation 428 of the *Work Health and Safety Regulations 2012*.

The Purchaser acknowledges receipt of the following:

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

the above being identified by pages numbered **1** to **10** inclusive, together with the following annexures and supporting documents (if any):

Annexure A - Certificate of Title to the land

Annexure B - Form R3 – Buyers Information Notice

Annexure C - City of Adelaide Council Search

Annexure D - Property Interest Report (PIR)

Annexure E - Certificate of Emergency Services Levy

Annexure F - Certificate of Land Tax

Annexure G - Certificate of Water and Sewer Charges

Annexure H - Title and Valuation Package

Annexure I - Greencap Compliance Hazardous Material Inspection and Risk Assessment

SIGNED BY THE PURCHASER:

Date: _____ Signed: _____

Date: _____ Signed: _____

The Purchaser:

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

CERTIFICATE OF TITLE

CT Volume 5739 Folio 724



REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5739 Folio 724

Parent Title(s)	CT 4017/194		
Creating Dealing(s)	CONVERTED TITLE		
Title Issued	01/03/2000	Edition 2	Edition Issued 05/12/2011
Diagram Reference	F183767		

Estate Type

FEE SIMPLE

Registered Proprietor

ROYAL AUSTRALIAN COLLEGE OF GENERAL PRACTITIONERS
OF 43 LOWER FORT STREET SYDNEY NSW 2000

Description of Land

ALLOTMENT 495 FILED PLAN 183767
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Easements

NIL

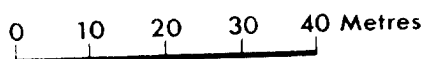
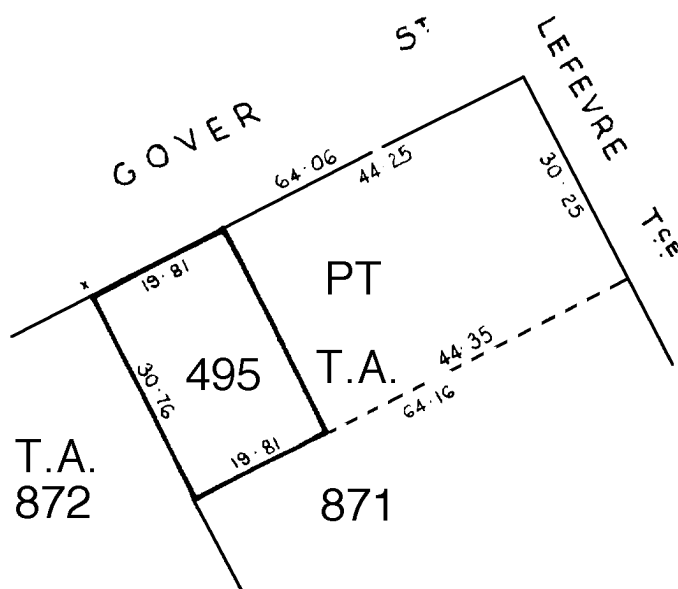
Schedule of Dealings

NIL

Notations

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

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 4017/194



NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

Annexure B



FORM R3



Annexure B

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

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

Buyers information notice

Prescribed notice to be given to purchaser

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

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

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

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

Safety

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

Enjoyment

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

Value

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

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

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

Annexure C

LOCAL AUTHORITY SEARCH

CT Volume 5739 Folio 724



Assessment No: 29436 3

25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
F (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572

Property Location	RACGP, 15 Gover Street, NORTH
Rateable Valuation	\$99,000
Arrears	\$3,520.50
Arrears Legal Fees	\$0.00
Gross Rates	\$14,666.40
(includes Regional Landscape Levy)	
Interest, Current	\$0.00
Interest, Arrears	\$0.00
Rebates	\$0.00
Legal Charges, Current	\$0.00
Deferred Debts	\$0.00
	\$0.00
Paid	\$0.00
Overpayments	\$0.00
Refunds	\$0.00
Outstanding Balance	\$18,186.90

Assessment No: 15305 6

Property Location	RACPG Training Program, 15 Gover
Rateable Valuation	\$
Arrears	\$0.00
Arrears Legal Fees	\$0.00
Gross Rates	\$0.00
(includes Regional Landscape Levy)	
Interest, Current	\$0.00
Interest, Arrears	\$0.00
Rebates	\$0.00

Legal Charges, Current	\$0.00
Deferred Debts	\$0.00
	\$0.00
Paid	\$0.00
Overpayments	\$0.00
Refunds	\$0.00
Outstanding Balance	\$0.00



25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
F (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572

**THE CORPORATION OF THE CITY OF ADELAIDE
LOCAL GOVERNMENT RATES SEARCH**

Rates & Property Enquiries: 8203 7203

Email: city@cityofadelaide.com.au

ECKERMANN FORMS (SA) P/L
PO Box 7340, HUTT STREET SA 5000

Dear Sir/Madam

Certificate in accordance with Section 187 of the Local Government Act.

I have received your request for information on the Premises below.

Date Received	8 July 2026
Receipt Number	
Document Issue Date	8 July 2026
Property Address	15-19 Gover Street, NORTH ADELAIDE SA 5006
Property Description	Allot 495 FP 183767
Property Titles	CT-5739/724
Owner of Property	ROYAL AUST COLLEGE OF GENERAL PRACTITIONERS

Local Government Act 1999 [Act]

Liability for rates if land is not rateable for the whole of the financial year

Section 179

(1) If land is rateable for portion, but not for the whole, of a financial year, the land will be subject to rates imposed for the financial year but there will be a proportionate reduction in the amount of rates.

(2) A council may, for the purposes of the operation of subsection (1) in respect of land that becomes rateable after the adoption of valuations by the council for the relevant year, specifically adopt a valuation of the land

Fines for Late Payment:

If an instalment is not received on, or before, the due date (2nd September; 2nd December; 3rd March; 2nd June), a fine of 2% will be applied to the instalment amount in arrears at that time. A further interest levy of 0.76% will also be added to the amount in arrears (including the amount of any previous unpaid fine but excluding interest from any previous month) outstanding at the end of each month thereafter.

Yours faithfully,



pp
Michael Sedgman
Chief Executive Officer



25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

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**CITY OF
ADELAIDE**

25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
F (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572

Change of Ownership – New Owner Information

Rates & Property Enquiries: 8203 7203

Please fill in the below information or provide to the purchaser to fill in and return to r.mail@cityofadelaide.com.au or to GPO Box 2252 ADELAIDE SA 5001

Name: ECKERMANN FORMS (SA) P/L

Address: PO Box 7340, HUTT STREET SA 5000

File reference:

Phone number:

Certificate of Title:	CT-5739/724
Property Description:	Allot 495 FP 183767
Property Address:	15-19 Gover Street, NORTH ADELAIDE SA 5006
Previous Owner: (Full names)	ROYAL AUST COLLEGE OF GENERAL PRACTITIONERS
New Owner: (Titles and full names)	
New Owner's Postal address for future notices: (or managing agent)	
New Owner's Postal address for general mail: (if different to above)	
New Owner's contact phone number(s):	
New Owner's email address:	
Settlement Date:	

This information is provided to the City of Adelaide for local government related purposes and is held in accordance with our privacy policy, available at <https://www.cityofadelaide.com.au>

PREScribed INFORMATION

Address:
Certificate of Title:

15-19 Gover Street, NORTH ADELAIDE SA 5006
CT-5739/724

Reference:
Dated:

2026/01032
8 July 2026

Prescribed encumbrance	Other particulars required
Part 1—Items that must be included in statement	
{If an item is not applicable strike it out or write "NOT APPLICABLE" or "N/A" in column 1.}	
Development Act 1993 (repealed)	
Section 42 – Condition (that continues to apply) of a development authorisation	Date of Authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation: Development Conditions – See Attachment
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	Nature of Condition(s):

PRESCRIBED INFORMATION

Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): Refer to attached PlanSA Section 7 Report Is there a State heritage place on the land or is the land situated in a State heritage area? *YES/NO Is the land designated as a local heritage place? *YES/NO Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? *YES/NO 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? *YES/NO
Section 127 - Condition (that continues to apply) of a development authorisation	Date of authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation: Refer to attached PlanSA Section 7 Report

PRESCRIBED INFORMATION

Part 2—Items to be included if land affected

[If an item is not applicable, strike it out or write "NOT APPLICABLE" or "N/A" in column 1, or else omit the items and headings that are not applicable.]

Development Act 1993

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

~~Date requirement given:~~

~~Name of body giving requirement:~~

~~Nature of requirement:~~

~~Contribution payable (if any):~~

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

~~Date of agreement:~~

~~Names of parties:~~

~~Terms of agreement:~~

~~Contribution payable (if any):~~

~~section 55—Order to remove or perform work~~

~~Date of order:~~

~~Terms of order:~~

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

~~Amount payable (if any):~~

~~section 56—Notice to complete development~~

~~Date of notice:~~

~~Requirements of notice:~~

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

~~Amount payable (if any):~~

~~Section 57—Land management agreement~~

~~Date of agreement:~~

~~Names of parties:~~

~~Terms of agreement:~~

~~Section 69—Emergency Order~~

~~Date of order:~~

~~Name of authorised officer who made order:~~

~~Name of authority that appointed authorised officer:~~

~~Nature of order:~~

~~Amount payable (if any):~~

~~Section 71—Fire safety notice~~

~~Date of notice:~~

~~Name of authorised officer giving notice:~~

~~Requirements of notice:~~

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

PRESCRIBED INFORMATION

	Amount payable (if any):
Section 84—Enforcement notice	Date notice given: Name of relevant authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any):
section 85(6), 85(10) or 106—Enforcement order	Date order made: Name of court that made order: Action number: Names of parties: Terms of order: Building work (if any) required to be carried out:
Part 11 Division 2—Proceedings	Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any):
Confirmed – Planning/Development Section	
<i>Fire and Emergency Services Act 2005</i>	
section 105F (or section 56 or 83 (repealed))—Notice of action required concerning flammable materials on land	Date of notice: Person or body who issued notice: Requirements of notice (as stated therein): Amount payable (if any):
Confirmed – Enforcement/Compliance section:	
<i>Food Act 2001</i>	
section 44—Improvement notice	Date of notice: Name of authorised officer who served notice: Name of authority that appointed officer: Requirements of notice:
section 46—Prohibition order	Date of order: Name of authority or person who served order:

PRESCRIBED INFORMATION

	Requirements of order:
Confirmed – Environmental Health section:	
<i>Housing Improvement Act 1940</i>	
section 23 —declaration that house is undesirable or unfit for human habitation	Date of declaration: Those particulars required to be provided by a council under section 23:
Part 7 (rent control for substandard houses) — Notice or declaration	Date of notice or declaration Those particulars required to be provided by the housing authority under section 60:
Confirmed – Building/Development section:	
<i>Land Acquisition Act 1969</i>	
Section 10 — Notice of intention to acquire	Date of notice: Name of Authority who served notice: Description of land intended to be acquired (as described in the notice):

PRESCRIBED INFORMATION***Local Government Act 1934 (repealed)***~~Notice, order, declaration, charge, claim or demand given or made under the Act~~~~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):~~***Local Government Act 1999***~~Notice, order, declaration, charge, claim or demand given or made under the Act~~~~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:*****Local Nuisance and Litter Control Act 2016***~~Section 30 – Nuisance or litter abatement notice~~~~Date of notice:~~~~Notice issued by:~~~~Nature of requirements contained in notice:~~~~Time for carrying out requirements:~~***Planning, Development and Infrastructure Act 2016***~~section 141 – Order to remove or perform work~~~~Date of order:~~~~Terms of order:~~~~Building work (if any) required to be carried out:~~

PRESCRIBED INFORMATION

<i>Planning, Development and Infrastructure Act 2016</i>	
	Amount payable (if any):
section 142 — Notice to complete development	Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
section 155 — Emergency order	Date of order: Name of authorised officer who made order: Name of authority that appointed the authorised officer: Nature of order: Amount payable (if any):
section 157 — Fire safety notice	Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
section 192 or 193 — Land management agreement	Date of agreement: Names of parties: Terms of agreement:
section 198(1) — Requirement to vest land in a council or the Crown to be held as open space	Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any):
section 198(2) — Agreement to vest land in a council or the Crown to be held as open space	Date of agreement: Names of parties: Terms of agreement: Contribution payable (if any):

PRESCRIBED INFORMATION***Planning, Development and Infrastructure Act 2016***

Part 16

Division 1 — Proceedings

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

~~section 213 — Enforcement notice~~

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

~~Section 214(6), 214(10) or 222 — Enforcement order~~

Date order made:

Name of court that made order:

Action number:

Name of parties:

Terms of order:

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

Confirmed – Building/development section:

PRESCRIBED INFORMATION

Public and Environmental Health Act 1987 (repealed)	
Part 3—Notice	Date of notice: Name of council or other authority giving notice: Requirements of notice:
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval	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)	Date of order: Name of authority giving order: Requirements of order:
Confirmed – Environmental Health section:	
South Australian Public Health Act 2011	
section 92—Notice	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	Date of approval: Name of person or body that granted the approval: Condition (s) of approval:
Confirmed – Health section:	

PREScribed INFORMATION

Other charges	
Charge of any kind affecting the land (not included in another item)	Person or body in whose favour charge exists: Nature of charge: Amount of charge (if known):

PREScribed INFORMATION

Particulars of Building Indemnity Insurance

Note—Building indemnity insurance is not required for—

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

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

Building Indemnity Insurance is required...Yes / No / Council holds no record (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 / Council holds no record

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.....

PREScribed INFORMATION

Particulars relating to Environment Protection

Further information held by councils

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

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

*YES/NO

Note—

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

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

It should be noted that—

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

ATTACHMENTS

Attachment – Development Conditions

Jack Mazck (8203 7209)
BF 3612

DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION	DATED	15 April 1998	DEVELOPMENT NUMBER DA/29/1998
	REGISTERED ON	28 May 1998	

TO: Royal Australian College General Pract
15-19 Gover St
Nth Adelaide SA 5006

LOCATION OF PROPOSED DEVELOPMENT: 15-19 Gover Street, NORTH ADELAIDE SA 5006

CT: Volume Folio

Nature of Proposed Development construct new partitions to the first floor of an existing office

From Royal Australian College General Pract

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT STATUS	DATE OF DECISION	NO. OF CONDITIONS
Provisional Development Plan Consent	Consent	02 Dec 1998	-
Provisional Building Rules Consent	Consent	02 Dec 1998	1
Development Approval	Approved	02 Dec 1998	1

~~Details of the building classification and the approved number of occupants under the Building Code are attached.~~

~~# representation(s) from third parties concerning your category 2 proposal were received.~~

~~If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired.~~

Reason for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

~~No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building works or change the use of the land until you have also received notification of a Development Approval.~~

Date of Decision: 02 December 1998 [] Development Assessment Commission or delegate

PREScribed INFORMATION

FOR DEVELOPMENT APPLICATION:	DATED	15 April 1998
	REGISTERED ON	28 May 1998
LOCATION OF PROPOSED DEVELOPMENT:	15-19 Gover Street, NORTH ADELAIDE SA 5006	
	CT: VOLUME:	FOLIO:

CONDITIONS OF PROVISIONAL BUILDING RULES CONSENT ARE AS FOLLOWS:

BUILDING CODE OF AUSTRALIA

Clause E1.6 The selection and location of portable fire extinguishers shall be in accordance with the relevant edition of AS2444.

Reason To facilitate the initial fighting of fire by occupants prior to escaping.

Date: 8 July 2026

Email: city@cityofadelaide.com.au



25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
F (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572

Dear Sir/Madam,

Land and Business (Sale and Conveyancing) Act – Section 7 enquiries.

I have received your letter requesting information on encumbrances for the property as detailed below:

Title Reference	CT-5739/724
Owner Name	ROYAL AUST COLLEGE OF GENERAL PRACTITIONERS
Address of Property	15-19 Gover Street, NORTH ADELAIDE SA 5006

You are advised:

- If there are any encumbrances on this property, they are attached hereto.

In addition:

Please be advised that any rebates which apply to this property may not still be applicable with a change in ownership.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Michael Sedgman'.

pp
Michael Sedgman
Chief Executive Officer



Data Extract for Section 7 search purposes

Valuation ID 0222500254

Data Extract Date: 08/07/2026

Important Information

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

Parcel ID: F183767 AL495

Certificate Title: CT5739/724

Property Address: UNIT 1-3 15 GOVER ST NORTH ADELAIDE SA 5006

Zones

City Living (CL)

Subzones

North Adelaide Low Intensity (NALI)

Zoning overlays

Overlays

Aircraft Noise Exposure (ANEF 20)

The Aircraft Noise Exposure Overlay seeks to ensure development sensitive to aircraft noise is designed to minimise noise intrusion and provide appropriate interior acoustic amenity.

Airport Building Heights (Regulated) (All structures over 130 metres AHD)

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

Design

The Design Overlay seeks to ensure significant development positively contributes to the liveability, durability and sustainability of the built environment through high-quality design.

Historic Area (Adel7)

The Historic Area Overlay aims to reinforce historic themes and characteristics through conservation, contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Historic Area Statement. The demolition of whole or part of a building within the Historic Areas Overlay requires a development application to be submitted for assessment and can only proceed if approved.

Heritage Adjacency

The Heritage Adjacency Overlay seeks to ensure development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those places.

Hazards (Flooding - Evidence Required)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

PROPERTY INTEREST REPORT

CT Volume 5739 Folio 724

Property Interest Report

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

Title Reference	CT 5739/724	Reference No. 2793046
Registered Proprietors	ROYAL AUST COLLEGE OF GENERAL	Prepared 26/06/2026 11:32
Address of Property	Unit 1-3, 15 GOVER STREET, NORTH ADELAIDE, SA 5006	
Local Govt. Authority	THE CORPORATION OF THE CITY OF ADELAIDE	
Local Govt. Address	GENERAL POST OFFICE BOX 2252, ADELAIDE, SA 5001	

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

Table of Particulars

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

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

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

1. General

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

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

7. Emergency Services Funding Act 1998

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

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

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

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

17. *Land Acquisition Act 1969*

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

18.1	section 72 - Notice to pay levy in respect of costs of regional landscape board	The regional landscape board has no record of any notice affecting this title
18.2	section 78 - Notice to pay levy in respect of right to take water or taking of water	DEW has no record of any notice affecting this title
18.3	section 99 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
18.4	section 107 - Notice to rectify effects of unauthorised activity	The regional landscape board has no record of any notice affecting this title
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
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 Act	The regional landscape board has no record of any notice affecting this title
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. <i>Land Tax Act 1936</i>		
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. <i>Local Government Act 1934 (repealed)</i>		
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. <i>Local Government Act 1999</i>		
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. <i>Local Nuisance and Litter Control Act 2016</i>		
22.1	section 30 - Nuisance or litter abatement notice	Contact the Local Government Authority for other details that might apply
23. <i>Metropolitan Adelaide Road Widening Plan Act 1972</i>		
23.1	section 6 - Restriction on building work	Transport Assessment Section within DIT has no record of any restriction affecting this title
24. <i>Mining Act 1971</i>		
24.1	Mineral tenement (other than an exploration licence)	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
24.2	section 9AA - Notice, agreement or order to waive exemption from authorised operations	Contact the vendor for these details
24.3	section 56T(1) - Consent to a change in authorised operations	Contact the vendor for these details
24.4	section 58(a) - Agreement authorising tenement holder to enter land	Contact the vendor for these details
24.5	section 58A - Notice of intention to commence authorised operations or apply for lease or licence	Contact the vendor for these details
24.6	section 61 - Agreement or order to pay compensation for authorised operations	Contact the vendor for these details
24.7	section 75(1) - Consent relating to extractive minerals	Contact the vendor for these details
24.8	section 82(1) - Deemed consent or agreement	Contact the vendor for these details
24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
25. <i>Native Vegetation Act 1991</i>		
25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title

also

Refer to the Certificate of Title

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

Refer to the Certificate of Title

25.3 section 25D - Management agreement
DEW Native Vegetation has no record of any agreement affecting this title
also

Refer to the Certificate of Title

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

26. *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. *Plant Health Act 2009*

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

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

32. *South Australian Public Health Act 2011*

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.

ESL CERTIFICATE

CT Volume 5739 Folio 724



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: 2793046

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

DATE OF ISSUE

06/07/2026

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER

80029144

OWNERSHIP NAME

ROYAL AUST COLLEGE GENERAL PRACTITIONERS

PROPERTY DESCRIPTION

1-3 / 15 GOVER ST / NORTH ADELAIDE SA 5006

ASSESSMENT NUMBER

0222500254

TITLE REF.

(A "+" indicates multiple titles)

CT 5739/724

CAPITAL VALUE

\$2,075,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

OT
0.500

LEVY DETAILS:

FINANCIAL YEAR

2026-2027

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00
\$ 821.70
\$ 128.65
\$ 0.00
\$ 770.00
\$ 1,513.05

Please Note:

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

EXPIRY DATE

24/09/2026



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

80029144

OWNERSHIP NAME

ROYAL AUST COLLEGE GENERAL PRACTITIONERS

ASSESSMENT NUMBER

0222500254

AMOUNT PAYABLE

\$1,513.05

AGENT NUMBER

100019480

AGENT NAME

ECKERMANN FORMS

EXPIRY DATE

24/09/2026

+70194985130022> +001571+ <0550662510> <0000151305> +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

 Billers Code: 456285 Ref: 7019498513 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	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
---	--	---

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.

LAND TAX CERTIFICATE

CT Volume 5739 Folio 724

**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: 2793046

DATE OF ISSUE

06/07/2026

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

ENQUIRIES:

Tel: (08) 8372 7534

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

ROYAL AUST COLLEGE GENERAL PRACTITIONERS

FINANCIAL YEAR

2026-2027

PROPERTY DESCRIPTION

1-3 / 15 GOVER ST / NORTH ADELAIDE SA 5006

ASSESSMENT NUMBER

0222500254

TITLE REF.

(A "+" indicates multiple titles)

CT 5739/724

TAXABLE SITE VALUE

\$2,025,000.00

AREA

0.0607 HA

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

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

Please Note:

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

ON OR BEFORE**24/09/2026**

See overleaf for further information

**Government of
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

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

OFFICIAL: Sensitive

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Billers Code: 456293 Ref: 7019499222 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	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
---	--	--

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.

SA WATER CERTIFICATE

CT Volume 5739 Folio 724



Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
02 22500 25 4	CT5739724	1/7/2026	7793	2793046

ECKERMANN FORMS
PO BOX 191
CAMPBELLTOWN SA 5074
searches@eckermannforms.com

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: RA FACULTY
Location: U1-3 15 GOVER ST NORTH ADELAIDE LT495 F183767
Description: OFFS Capital \$2 075 000
Value:
Rating: Non-residential

Periodic charges

Raised in current years to 30/6/2026

			\$
	Arrears as at: 30/6/2026	:	0.00
Water main available: 1/7/1977	Water rates	:	0.00
Sewer main available: 1/7/1977	Sewer rates	:	0.00
	Water use	:	0.00
	SA Govt concession	:	0.00
	Recycled Water Use	:	0.00
	Service Rent	:	0.00
	Recycled Service Rent	:	0.00
	Other charges	:	0.00
	Goods and Services Tax	:	0.00
	Amount paid	:	0.00
	Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 88.00 Sewer: 492.29 Bill: 8/7/2026

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

The last Water Use Year ended on 23/02/2026.

MAINS WATER USE CHARGE of \$3.37 should be added to the Balance Outstanding above.

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



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

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

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



South Australian Water Corporation

Name: RA FACULTY Water & Sewer Account Amount: _____
 Acct. No.: 02 22500 25 4

Address:
 U1-3 15 GOVER ST NORTH ADELAIDE
 LT495 F183767

Payment Options

EFT

EFT Payment

Bank account name: SA Water Collection Account
 BSB number: 065000
 Bank account number: 10622859
 Payment reference: 0222500254



Bill code: 8888
 Ref: 0222500254

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: 0222500254



Government of
 South Australia

South Australian Water Corporation
 250 Victoria Square/Tarntanyangga
 Adelaide SA 5000
 GPO Box 1751 Adelaide SA 5001

1300 SA WATER
 (1300 729 283)
 ABN 69 336 525 019
sawater.com.au

TITLE VALUATION PACKAGE

CT Volume 5739 Folio 724



Certificate of Title

Title Reference	CT 5739/724
Status	CURRENT
Easement	NO
Owner Number	80029144
Address for Notices	15 GOVER ST NORTH ADELAIDE 5006
Area	610m ² (APPROXIMATE)

Estate Type

Fee Simple

Registered Proprietor

ROYAL AUSTRALIAN COLLEGE OF GENERAL PRACTITIONERS
OF 43 LOWER FORT STREET SYDNEY NSW 2000

Description of Land

ALLOTMENT 495 FILED PLAN 183767
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0222500254	CURRENT	Unit 1-3, 15 GOVER STREET, NORTH ADELAIDE, SA 5006

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
26/06/2026 11:32AM
20260626003538

Administrative Interests

NIL

Valuation Record

Valuation Number 0222500254
Type Site & Capital Value
Date of Valuation 01/01/2025
Status CURRENT
Operative From 01/07/1977
Property Location Unit 1-3, 15 GOVER STREET, NORTH ADELAIDE, SA 5006
Local Government ADELAIDE
Owner Names ROYAL AUSTRALIAN COLLEGE OF GENERAL PRACTITIONERS
Owner Number 80029144
Address for Notices 15 GOVER ST NORTH ADELAIDE 5006
Zone / Subzone CL - City Living \ NALI - North Adelaide Low Intensity
Water Available Yes
Sewer Available Yes
Land Use 5290 - Educational N.E.C.
Description OFFS
Local Government Description Other

Parcels

Plan/Parcel	Title Reference(s)
F183767 ALLOTMENT 495	CT 5739/724

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$1,925,000	\$2,075,000			
Previous	\$1,925,000	\$2,075,000			

Occupants

Occupant Id	Property Id	Occupant Name	Land Use	Local Governm ent Descripti on	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
10	OFFICE	RACGP + GP ED	2500 - Office	Commerc ial -	\$1,925,000	\$2,075,000			



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
26/06/2026 11:32AM
20260626003538

Occupant Id	Property Id	Occupant Name	Land Use	Local Governm ent Descripti on	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
		A	(Buildings)	Office					

Building Details

Valuation Number	0222500254
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



ASBESTOS REGISTER





12 Greenhill Road
Wayville SA 5034
08 8299 9955
www.greencap.com.au



COMPLIANCE HAZARDOUS MATERIAL INSPECTION AND RISK ASSESSMENT

OCTOBER 2021

Report Reference:

J032745

Client:

C100883 Royal Australian College of General Practitioners Ltd

Address:

College House - 15 Gover Street
North Adelaide SA
5006

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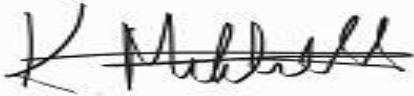
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Document Control

Document Quality Management Details		
Report Name:	Compliance Hazardous Materials Inspection and Risk Assessment	
Site Details:	College House - 15 Gover Street, North Adelaide SA 5006	
Property ID:	10082	
Project Number:	J032745 V1	
Client Name:	C100883 Royal Australian College of General Practitioners Ltd	
Signatures:	Prepared By: Keith Mitchell  Senior Consultant 25 Oct 2021	Reviewed and Authorised By: Patrick Harford  Senior Consultant 25 Oct 2021

Glossary of Terms / Acronyms

AC	<i>Asbestos Cement</i>
ACM	<i>Asbestos-containing Material</i>
Asbestos Insulation Board (AIB)	<i>Low Density Board (LDB)</i>
Assumed	<i>Item status is based on a visual assessment</i>
Class A Unrestricted Licensed Removalist	<i>Can remove any amount or quantity of friable, non-friable asbestos and asbestos-containing dust</i>
Class B Restricted Licensed Removalist	<i>Can remove any amount or quantity of non-friable asbestos and any amount of asbestos-containing dust associated with the removal of non-friable asbestos</i>
Controlled Conditions	<i>Use of PPE, RPE & Appropriate Controls</i>
Friable Asbestos	<i>ACM in powder form, or able to be crumbled, pulverised, or reduced to a powder by hand pressure when it is dry</i>
Fully Controlled Conditions	<i>Within an Enclosure Under Negative Pressure</i>
LAA	<i>Licensed Asbestos Assessor</i>
LARC	<i>Licensed Asbestos Removal Contractor</i>
Non-Friable Asbestos	<i>Material containing asbestos fibres reinforced with a bonding compound</i>
ODS	<i>Ozone Depleting Substance</i>
PCB	<i>Polychlorinated Biphenyls</i>
Strongly Assumed	<i>Item is similar in appearance to another already sampled item and therefore its item status</i>
SMF	<i>Synthetic Mineral Fibre</i>

Introduction

This report presents the findings of a Hazardous Materials Risk Assessment conducted for C100883 Royal Australian College of General Practitioners Ltd of the site College House - 15 Gover Street, North Adelaide SA. The site Hazardous Materials Risk Assessment was undertaken by Keith Mitchell on 29 September 2021.

The objective of the assessment was to identify and assess the risks associated with the suspected hazardous materials at the site and develop an Hazardous Materials Register.

This report was performed in accordance with:

- | Work Health and Safety Regulations 2012 (SA)
- | How to manage and control asbestos in the workplace Code of Practice, SafeWork SA, 2020
- | AS/NZS 4361.2:2017 Guide to hazardous paint management - Part 2: Lead paint in residential, public and commercial buildings, Standards Australia/New Zealand, 2017
- | Ozone Protection and Synthetic Greenhouse Gas Management Regulations, Australian Government, 1995
- | Identification of PCB-Containing Capacitors, ANZECC, 1997
- | Code of Practice for the safe use of Synthetic Mineral Fibres, NOHSC, 2006 (1990)
- | National Environment Protection (Assessment of Site Contamination) Measure, Schedule B1 - Guideline on Investigation Levels for Soil and Groundwater (2011)

Scope of Works

The scope of works for this project was as follows:

- | Compliance Hazardous Material Inspection and Risk Assessment
- | Inspect representative and accessible areas of the site to identify the following hazardous materials:
 - Asbestos
 - Lead Paint
 - Lead Dust
 - Ozone Depleting Substance
 - Polychlorinated Biphenyls
 - Synthetic Mineral Fibre
- | Identify the likelihood of hazardous materials in inaccessible areas
- | Identify the types of hazardous materials, their location, friability, extent, condition and disturbance potential
- | Assess the risks posed by the hazardous materials
- | Collect samples of suspected asbestos containing materials
- | Collection of representative dust samples for analysis of lead concentration (reported as mg/kg)
- | Collection of paint chip samples for analysis of percentage lead content (reported as % w/w)
- | Take photographs of suspected hazardous materials
- | Compile an Hazardous Materials Register for the site
- | Recommend control measures and actions necessary to manage any hazardous material related risks

Refer to [Methodology](#) section of report for full details.

Site Description

The site consists of 2 building/s.

Building Reference	Main Building
Building Description	Office
Construction Type	Clay Tile Roof, Cement Rendered Walls
Est. Building Construction Date	1950
Number of Levels	2
Est. Total Area Surveyed (m ²)	500

Building Reference	Rear Building
Building Description	Office/Store
Construction Type	Metal roof, brick walls
Est. Building Construction Date	1950
Number of Levels	2
Est. Total Area Surveyed (m ²)	100

Site Asbestos Risk Profile

The following table provides a summary of the Asbestos Risk Assessment for the site; item-specific findings are presented in the Asbestos Materials Register.

Area	Number of Items by Risk Rating			
	High	Medium	Low	Very Low
Main Building - Ground Floor	0	0	1	1
Main Building - 1st Floor	0	0	0	2
Rear Building - 1st Floor	0	0	0	1
TOTAL	0	0	1	4

Site Asbestos Control Priority Profile

The following table provides a summary of the Asbestos Control Priority Risk Assessment for the site; item-specific findings are presented in the Asbestos Materials Register.

Area	Number of Items by Priority Risk Rating			
	P1	P2	P3	P4
Main Building - Ground Floor	0	0	1	1
Main Building - 1st Floor	0	0	0	2
Rear Building - 1st Floor	0	0	0	1
TOTAL	0	0	1	4

Summary of Identified Items

The following table provides a general overview of the types of hazardous materials identified on site; specific findings are presented in the Hazardous Materials Register.

Area	Asbestos		Hazardous Materials				
	Friable	Non Friable	Lead Dust	Lead Paint	ODS	PCB	SMF
Main Building - 1st Floor	No	YES	YES	YES	YES	No	YES
Main Building - Ground Floor	YES	YES	No	YES	YES	No	YES
Rear Building - 1st Floor	No	YES	No	YES	YES	No	No
Rear Building - Ground Floor	No	No	No	No	YES	No	No

Items Requiring Remediation

The following items were found to be either damaged or in a condition which require control measures to reduce the risk of exposure to asbestos fibres.

Item No.	Hazard Type	Item Location and Description	Recommendations
Item 10	Lead Paint	Main Building, Ground Floor, Exterior/Interior - Windows, All Levels, All Elevations, Windows, Lead Paint	Remove Under Suitably Controlled Conditions Some areas of flaking paint noted
Item 24	Lead Dust	Main Building, 1st Floor, Interior - Roof Void, Throughout, All Surfaces, Lead Dust	Remove Under Suitably Controlled Conditions or Manage In Situ if not disturbed by works

Refer to *Recommendations* section of this report for further Asbestos Materials management details.

Recommendations

Greencap can assist with the implementation of any of the below recommendations:

- | Develop or update the Hazardous Materials Management Plan (HMMP) to manage the risks associated with remaining in-situ hazardous materials located at the site and ensure compliance with relevant Legislation, Codes of Practice and Australian Standard. *Greencap can assist with preparation and review of HMMP with practical control measures for hazardous materials and clearly assigned responsibilities.*
- | Areas Not Accessed highlighted in this report must be assumed to contain hazardous materials. Appropriate management planning should be implemented to control access to and maintenance activities in these areas, until such a time as they can be inspected, and the presence or absence of hazardous materials can be confirmed.
- | Prior to demolition or refurbishment works, engage a competent person to undertake a destructive hazardous materials inspection of the premises as per relevant Legislation, Codes of Practice and Australian Standards.

Asbestos

- | In-situ Asbestos-containing materials must be labelled appropriately to warn of the dangers of disturbing these materials, in accordance with the requirements of relevant Legislation and Codes of Practice.
- | Provide Asbestos Awareness training to staff and site personnel to inform them of how to work safely alongside asbestos in accordance with the requirements of relevant Legislation and Codes of Practice. *Greencap offers a variety of onsite and online asbestos training options <https://www.greencap.com.au/training/muddy-boots-asbestos-training>.*
- | Consult with staff and health and safety representatives on the findings of this risk assessment and this report must be made available upon request, in accordance with the requirements of relevant Legislation and Codes of Practice.
- | Schedule minimum five yearly periodic reinspection by a competent person of the identified and assumed asbestos-containing materials to confirm the risk assessment in accordance with relevant Legislation and Codes of Practice.
- | Should removal/remediation of asbestos items occur it must be conducted by an appropriately licensed asbestos removal contractor under appropriate controlled conditions.
- | Asbestos-related work activities including maintenance plus unusual and infrequent activities such as emergency activities must be undertaken by appropriately trained personnel using safe work procedures in accordance with relevant Legislation and Codes of Practice

Lead in Dust

- | Implement control measures to minimise dust disturbance and ingestion/inhalation pathways for dust containing lead.
- | Prior to works that may disturb accumulated dust, undertake further investigative sampling and analysis of the area to develop a lead in dust management plan for the site.
- | Prior to works that may disturb accumulated dust a risk assessment should be undertaken and at a minimum housekeeping and hygiene controls should be implemented such as dust suppression, use of PPE including nitrile gloves and suitable decontamination such as hand washing.
- | Removal of dust containing lead >300mg/kg may be undertaken by an appropriately experienced contractor prior to disturbance, using suitable controls and PPE. *Greencap can assist with the development of a Lead Removal Plan.*
- | Lead Air Monitoring is recommended to be undertaken during removal to verify that the controls in place are adequate. *Greencap can assist with monitoring.*
- | Lead waste must be disposed of according to the relevant state or territory waste regulations.

Lead Paint

- | Maintain in good condition all identified lead paint systems.
- | Conduct further testing prior to any refurbishment, remedial or demolition works on painted surfaces that is likely to generate dust or fumes. All surfaces painted prior to 1997 should be assumed to contain lead above 0.1% w/w (AS/NZS 4361.2:2017).
- | Demolition/refurbishment works should be undertaken by a Lead abatement contractor with appropriate experience and controls in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management – Part 2: Lead paint in residential, public and commercial buildings.
- | Consider engaging an independent hygiene consultant/Lead specialist to undertake Lead air monitoring, clearance inspection and clearance sampling during any removal works to ensure works are conducted safely.

Polychlorinated Biphenyls

- Polychlorinated Biphenyls items were not identified within the scope of the assessment and subject to the limitations outlined within this report.

Synthetic Mineral Fibre

- Maintain in good condition all Synthetic Mineral Fibre items.
- Remove prior to demolition /refurbishment works under controlled conditions, by appropriately experienced contractor in accordance with the requirements of the Code of Practice for the Safe Use of Synthetic Mineral Fibres NOHSC:2006(1990). Contractors should use appropriate Personal Protective Equipment (PPE) including skin, eye and respiratory protection.
- Consider engaging an independent hygiene consultant to undertake SMF air monitoring during any removal works to ensure works are conducted safely.

GREENCAP
Going Further in Managing Risk

GREENCAP
Going Further in Managing Risk

Hazardous Materials Register

College House - 15 Gover Street, North Adelaide SA, 5006

Audit Date 01 Oct 2021

In Line with Asbestos regulations Greencap recommends this register is reviewed every 5 years at a minimum.

Item Number	Location	Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Surface Treatment	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommendations	Record of Works Undertaken
Main Building															
Ground Floor															
10	Exterior/Interior - Windows - All Levels, All Elevations	Windows, Lead Paint	Lead Paint	DX000076	Identified, Positive - 0.13 % w/w	>50m ²	-	-	Medium Damage	-	-	-	-	Remove Under Suitably Controlled Conditions	-
34	Exterior/Interior - Windows - West Elevation at AC Unit	Window Infill, Cement Sheet	Asbestos	DX000085	Identified, Negative	-	-	-	-	-	-	-	-	No further action required	-
5	Exterior/Interior - Windows - West Elevation (north), Reception Area	Infill, Cement Sheet	Asbestos	DX000074	Identified, Negative	-	-	-	-	-	-	-	-	No further action required	-
6	ETSA Fuse Box - Inaccessible	Inaccessible	Asbestos	Visual	Assumed, Positive	Inaccessible	-	Unknown	Unknown	Unknown	-	-	P*	Conduct Further Investigations/Sampling Prior to Disturbance	-
3	Exterior - Box Window - Exterior, North Elevation, Box Window	Eaves, Cement Sheet	Asbestos	Visual	Assumed, Positive	2.5m ²	No	Sealed	Good Condition	Non-friable	Very Low	Very Low	P4	Label & Manage In Situ	-
4	Exterior - Box Window - North Elevation, Box Window	Fascia and Soffit, Cement Sheet	Asbestos	DX000073	Identified, Negative	-	-	-	-	-	-	-	-	No further action required	-
11	Exterior - Walls - All Levels, All Elevations	Walls and Window Sills, Lead Paint	Lead Paint	DX000077	Identified, Negative - 0.02 % w/w	-	-	-	-	-	-	-	-	No further action required	-

College House - 15 Gover Street, North Adelaide SA, 5006

Audit Date 01 Oct 2021

In Line with Asbestos regulations Greencap recommends this register is reviewed every 5 years at a minimum.

Item Number	Location	Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Surface Treatment	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommendations	Record of Works Undertaken
7	Exterior - Walls - North Elevation, Beneath Box Window	Control Joints, Mastic	Asbestos	DX000075	Identified, Negative	-	-	-	-	-	-	-	-	No further action required	-
32	Exterior - Air Conditioning Units - South Wall	Refrigerant, Unable to determine	ODS	Visual	Assumed, Positive	1no.	-	-	Good Condition	-	-	-	-	Manage In Situ	-
33	Exterior - Air Conditioning Units - West Elevation	Refrigerant, Unable to determine	ODS	Visual	Assumed, Positive	1no.	-	-	Good Condition	-	-	-	-	Manage In Situ	-
9	Exterior - Air Conditioning Units - West Elevation	Refrigerant, R22 - Chlorodifluoromethane (ODS)	ODS	Visual	Assumed, Positive	1no.	-	-	Good Condition	-	-	-	-	Manage In Situ	-
14	Interior - Kitchen - Within Alcove	Electrical Wires, Cloth Sheathing	Asbestos	Visual	Assumed, Positive	0.1m	No	Partially Sealed	Medium Damage	Friable	Very Low	Low	P3	Conduct Further Investigations/Sampling Prior to Disturbance	-
-	Main Building - Interior - Compactus Area - Within Electrical Cabinets, Modern Black Laminated Backing Boards	Building Component	-	-	-	-	-	-	-	-	-	-	-	-	-
18	Interior - Compactus Area - At Compactus	Floor Covering, Vinyl Tiles	Asbestos	DX000078	Identified, Negative	-	-	-	-	-	-	-	-	No further action required	-
17	Interior - Disabled Toilet - Beneath Cabinet	Hot Water Service Insulation	SMF	Visual	Assumed, Positive	1no.	-	-	Good Condition	Bonded	-	-	-	Manage In Situ	-

College House - 15 Gover Street, North Adelaide SA, 5006

Audit Date 01 Oct 2021

In Line with Asbestos regulations Greencap recommends this register is reviewed every 5 years at a minimum.

Item Number	Location	Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Surface Treatment	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommendations	Record of Works Undertaken
19	Interior - Hallway - All Levels, Throughout	Architrave and Timber Work	Lead Paint	DX000079	Identified, Negative - 0.094 % w/w	-	-	-	-	-	-	-	-	No further action required	-
20	Interior - Hallway - All Levels, Throughout	Wall, Lead Paint	Lead Paint	DX000080	Identified, Negative - 0.009 % w/w	-	-	-	-	-	-	-	-	No further action required	-
35	Exterior - Rear Garden - South Garden Area	Wall Cladding, Cement Sheet	Asbestos	DX000086	Identified, Negative	-	-	-	-	-	-	-	-	No further action required	-
1st Floor															
1	Exterior - Roof - All Elevations (including central roof area)	Eaves, Cement Sheet	Asbestos	Visual	Assumed, Positive	150m	No	Sealed	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	-
31	Exterior - Roof - East, West and South Elevations	Guttering, Lead Paint	Lead Paint	Visual	Assumed, Positive	150m	-	-	Good Condition	-	-	-	-	Manage In Situ	-
8	Exterior - Roof - Central Roof Area - Inaccessible	Refrigerant, Unable to determine	ODS	Visual	Assumed, Positive	Inaccessible	-	Unknown	Unknown	-	-	-	P*	Conduct Further Investigations/Sampling Prior to Disturbance	-
22	Interior - Roof Void - Throughout	Ductwork Insulation	SMF	Visual	Assumed, Positive	20m	-	-	Good Condition	Bonded	-	-	-	Manage In Situ	-
23	Interior - Roof Void - Throughout - Inaccessible	Structural Steelwork, Lead Paint	Lead Paint	Visual	Assumed, Positive	Inaccessible	-	Unknown	Unknown	-	-	-	P*	Conduct Further Investigations/Sampling Prior to Disturbance	-

College House - 15 Gover Street, North Adelaide SA, 5006

Audit Date 01 Oct 2021

In Line with Asbestos regulations Greencap recommends this register is reviewed every 5 years at a minimum.

Item Number	Location	Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Surface Treatment	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommendations	Record of Works Undertaken
24	Interior - Roof Void - Throughout	All Surfaces, Lead Dust	Lead Dust	DX000081	Identified, Positive - 310 mg/kg	600m ²	-	-	High Damage / Poor Condition	-	-	-	-	Remove Under Suitably Controlled Conditions or Manage In Situ if not disturbed by works	-
2	Exterior - Wall - North Elevation, Above Boxed Window	Infill, Cement Sheet	Asbestos	Visual	Assumed, Positive	2m ²	No	Sealed	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	-
Rear Building															
Ground Floor															
29	Exterior - Walls - North Elevation, Air Conditioning Unit,	Refrigerant, R22 - Chlorodifluoromethane (ODS)	ODS	Visual	Assumed, Positive	1no.	-	-	Low Damage	-	-	-	-	Manage In Situ	-
1st Floor															
25	Exterior - Roof - North Elevation	Eaves, Cement Sheet	Asbestos	Visual	Assumed, Positive	3m ²	No	Sealed	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	-
26	Exterior - Walls - All Levels, North West, West and South	Wall Lining, Cement Sheet	Asbestos	DX000082	Identified, Negative	-	-	-	-	-	-	-	-	No further action required	-
27	Exterior - Walls - All Levels, All Walls	Walls, Lead Paint	Lead Paint	DX000083	Identified, Negative - 0.01 % w/w	-	-	-	-	-	-	-	-	No further action required	-
28	Exterior - Walls - North Elevation, Air Conditioning Unit	Refrigerant, R22 - Chlorodifluoromethane (ODS)	ODS	Visual	Assumed, Positive	1m ²	-	-	Low Damage	-	-	-	-	Manage In Situ	-
30	Interior - All Levels, Throughout	Architrave and Timber Work	Lead Paint	DX000084	Identified, Positive - 0.27 % w/w	50m	-	-	Low Damage	-	-	-	-	Manage In Situ	-

Areas not Accessed

It is noted that hazardous materials may be contained within or behind those areas identified in the below table. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

Area Not Accessed	Comments
Main Building, Ground Floor, ETSA Fuse Box	Property of SAPN
Main Building, 1st Floor, Exterior - Roof, Central Roof Area, Refrigerant, Unable to determine	
Main Building, 1st Floor, Interior - Roof Void, Throughout, Structural Steelwork, Lead Paint	Unable to collect sufficient sample volume due to location and no safe access

The following areas were either partially accessed with representative areas inspected or were considered outside the scope of works and not accessed. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

Main Building		
ITEM	NOT ACCESSED	COMMENT
Air Conditioning Re-Heat Boxes	All	No safe access at time of inspection
Behind Ceramic Wall Tiles and Wall Cladding	All	Outside scope of works for non-destructive inspection
Beneath & Within Floor Slabs and Footings	All	Outside scope of works for non-destructive inspection
Beneath Floor Coverings	Some	Carpets lifted in representative areas. No access beneath all other fixed floor coverings.
Ceiling Spaces	Some	Areas above 2.7m. No safe access at time of inspection.
Culverts, Floor Trenches & Tunnels	All	Outside scope of works for non-destructive inspection
Electrical Switchboards, Fuse Boards, Meter Boards and Distribution Boards	Some	Live services and plant at time of inspection
Fire Door Cores & Fire Rated Door Frames	Some	Integrity of fire doors not compromised
Gaskets, Mastics & Sealants to Pipework, Ductwork, Mechanical Equipment	All	Integrity of fire seals and penetrations not compromised
Height Restricted Areas	Some	Areas above 2.7m
Inside Mechanical Equipment	All	Live services and plant at time of inspection
Internal & External Areas of the Building (s) not Considered Within the Scope of Works	Some	Outside scope of works for non-destructive inspection
Partition Wall Cavities	All	Outside scope of works for non-destructive inspection
Penetrations / Behind Fire Seals	All	Integrity of fire seals and penetrations not compromised
Roof	All	Areas above 2.7m. No safe access at time of inspection.
Subterranean Areas, i.e., Below Ground Surface Level	All	Outside scope of works for non-destructive inspection
Wall Cavities	All	Outside scope of works for non-destructive inspection
Waterproof Membranes and Sealants	All	Integrity of waterproofing not compromised

Rear Building		
ITEM	NOT ACCESSED	COMMENT
Air Conditioning Re-Heat Boxes	All	Areas above 2.7m. No safe access at time of inspection. Live services and plant at time of inspection
Behind Ceramic Wall Tiles and Wall Cladding	All	Outside scope of works for non-destructive inspection
Beneath & Within Floor Slabs and Footings	All	Outside scope of works for non-destructive inspection
Beneath Floor Coverings	Some	Carpets lifted in representative areas. No access beneath all other fixed floor coverings.
Ceiling Spaces	Some	Areas above 2.7m. No safe access at time of inspection
Electrical Switchboards, Fuse Boards, Meter Boards and Distribution Boards	Some	Live services and plant at time of inspection
Fire Door Cores & Fire Rated Door Frames	All	Integrity of fire doors not compromised
Gaskets, Mastics & Sealants to Pipework, Ductwork, Mechanical Equipment	Some	Live services and plant at time of inspection
Height Restricted Areas	Some	Areas above 2.7m
Inside Mechanical Equipment	All	Live services and plant at time of inspection
Internal & External Areas of the Building (s) not Considered Within the Scope of Works	Some	Areas above 2.7m. No access above fixed ceilings unless accessible access hatches were present.
Partition Wall Cavities	All	Outside scope of works for non-destructive inspection
Penetrations / Behind Fire Seals	All	Outside scope of works for non-destructive inspection
Roof	All	Areas above 2.7m. No safe access at time of inspection
Subterranean Areas, i.e., Below Ground Surface Level	All	Outside scope of works for non-destructive inspection
Wall Cavities	All	Outside scope of works for non-destructive inspection
Waterproof Membranes and Sealants	All	Integrity of waterproofing not compromised

Register Item Details

Location	Main Building - Ground Floor - Exterior/Interior - Windows - Windows, Lead Paint - All Levels, All Elevations			
Hazard Type	Lead Paint	Material Assessment	Disturbance Assessment	
Friability	-	Product Type	Occupancy	
Sample No.	DX000076	Extent of damage	Disturbance	
Result	Positive - 0.13 %w/w	Surface Treatment	Exposure	
		Asbestos Type	Maintenance	
Item Number	10	Material Score	Disturbance Score	
		Priority Score	-	
Location	Main Building - Ground Floor - Exterior - Box Window - Eaves, Cement Sheet - Exterior, North Elevation, Box Window			
Hazard Type	Asbestos	Material Assessment	Disturbance Assessment	
Friability	Non-friable	Product Type	Occupancy	
Sample No.	Visual	Extent of damage	Disturbance	
Result	Assumed Positive Chrysotile	Surface Treatment	Exposure	
		Asbestos Type	Maintenance	
Item Number	3	Material Score	Disturbance Score	
		Priority Score	4	
Location	Main Building - Ground Floor - Exterior - Air Conditioning Units - Refrigerant, R22 - Chlorodifluoromethane (ODS) - West Elevation			
Hazard Type	ODS	Material Assessment	Disturbance Assessment	
Friability	Good Condition	Product Type	Occupancy	
Sample No.	Visual	Extent of damage	Disturbance	
Result	Assumed Positive	Surface Treatment	Exposure	
		Asbestos Type	Maintenance	
Item Number	9	Material Score	Disturbance Score	
		Priority Score	-	
Location	Main Building - Ground Floor - Exterior - Air Conditioning Units - Refrigerant, Unable to determine - South Wall			
Hazard Type	ODS	Material Assessment	Disturbance Assessment	
Friability	Good Condition	Product Type	Occupancy	
Sample No.	Visual	Extent of damage	Disturbance	
Result	Assumed Positive	Surface Treatment	Exposure	
		Asbestos Type	Maintenance	
Item Number	32	Material Score	Disturbance Score	
		Priority Score	-	
Location	Main Building - Ground Floor - Exterior - Air Conditioning Units - Refrigerant, Unable to determine - West Elevation			
Hazard Type	ODS	Material Assessment	Disturbance Assessment	
Friability	Good Condition	Product Type	Occupancy	
Sample No.	Visual	Extent of damage	Disturbance	
Result	Assumed Positive	Surface Treatment	Exposure	
		Asbestos Type	Maintenance	
Item Number	33	Material Score	Disturbance Score	
		Priority Score	-	

Location		Main Building - Ground Floor - Interior - Kitchen - Electrical Wires, Cloth Sheathing - Within Alcove					
Hazard Type		Asbestos	Material Assessment		Disturbance Assessment		
Friability		Friable	Product Type	2	Occupancy		1
Sample No.		Visual	Extent of damage	2	Disturbance		1
Result		Assumed Positive Chrysotile	Surface Treatment	1	Exposure		2
			Asbestos Type	1	Maintenance		0
Item Number		14	Material Score	6	Disturbance Score		4
			Priority Score	10	Low		

Location		Main Building - Ground Floor - Interior - Disabled Toilet - Hot Water Service Insulation - Beneath Cabinet					
Hazard Type		SMF	Material Assessment		Disturbance Assessment		
Friability		Bonded	Product Type		-	Occupancy	-
Sample No.		Visual	Extent of damage		-	Disturbance	-
Result		Assumed Positive	Surface Treatment		-	Exposure	-
			Asbestos Type		-	Maintenance	-
Item Number	17	Material Score		-	Disturbance Score		-
		Priority Score		-			-

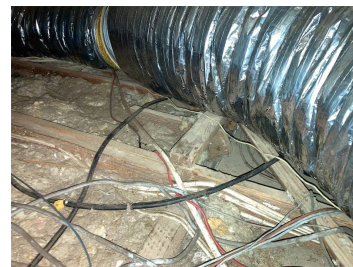
Location		Main Building - 1st Floor - Exterior - Roof - Eaves, Cement Sheet - All Elevations (including central roof area)									
Hazard Type		Asbestos		Material Assessment		Disturbance Assessment					
Friability		Non-friable		Product Type		1		Occupancy		0	
Sample No.		Visual		Extent of damage		0		Disturbance		1	
Result		Assumed Positive Chrysotile		Surface Treatment		1		Exposure		0	
				Asbestos Type		1		Maintenance		0	
Item Number		1		Material Score		3		Disturbance Score		1	
				Priority Score		4		Very Low			



Location		Main Building - 1st Floor - Exterior - Roof - Guttering, Lead Paint - East, West and South Elevations			
Hazard Type	Lead Paint	Material Assessment	Disturbance Assessment		
Friability	-	Product Type	Occupancy		-
Sample No.	Visual	Extent of damage	Disturbance		-
Result	Assumed Positive	Surface Treatment	Exposure		-
		Asbestos Type	Maintenance		-
Item Number	31	Material Score	Disturbance Score		-
		Priority Score			-

Location		Main Building - 1st Floor - Interior - Roof Void - Ductwork Insulation - Throughout							
Hazard Type		SMF	Material Assessment		Disturbance Assessment				
Friability		Bonded	Product Type		-		Occupancy	-	
Sample No.		Visual	Extent of damage		-		Disturbance	-	
Result		Assumed Positive		Surface Treatment			-	Exposure	-
				Asbestos Type			-	Maintenance	-
Item Number		22		Material Score			-	Disturbance Score	-
				Priority Score			-	-	

Location	Main Building - 1st Floor - Interior - Roof Void - All Surfaces, Lead Dust - Throughout		
Hazard Type	Lead Dust	Material Assessment	Disturbance Assessment
Friability	-	Product Type	Occupancy
Sample No.	DX000081	Extent of damage	Disturbance
Result	Positive - 310 mg/kg	Surface Treatment	Exposure
		Asbestos Type	Maintenance
Item Number	24	Material Score	Disturbance Score
		Priority Score	-



Location	Main Building - 1st Floor - Exterior - Wall - Infill, Cement Sheet - North Elevation, Above Boxed Window		
Hazard Type	Asbestos	Material Assessment	Disturbance Assessment
Friability	Non-friable	Product Type	Occupancy
Sample No.	Visual	Extent of damage	Disturbance
Result	Assumed Positive Chrysotile	Surface Treatment	Exposure
		Asbestos Type	Maintenance
Item Number	2	Material Score	Disturbance Score
		Priority Score	Very Low



Location		Rear Building - Ground Floor - Exterior - Walls - Refrigerant, R22 - Chlorodifluoromethane (ODS) - North Elevation, Air Conditioning Unit,	
Hazard Type	ODS	Material Assessment	Disturbance Assessment
Friability	Low Damage	Product Type	Occupancy
Sample No.	Visual	Extent of damage	Disturbance
Result	Assumed Positive	Surface Treatment	Exposure
		Asbestos Type	Maintenance
Item Number	29	Material Score	Disturbance Score
		Priority Score	-



Location		Rear Building - 1st Floor - Exterior - Roof - Eaves, Cement Sheet - North Elevation	
Hazard Type	Asbestos	Material Assessment	Disturbance Assessment
Friability	Non-friable	Product Type	Occupancy
Sample No.	Visual	Extent of damage	Disturbance
Result	Assumed Positive Chrysotile	Surface Treatment	Exposure
		Asbestos Type	Maintenance
Item Number	25	Material Score	Disturbance Score
		Priority Score	Very Low



Location		Rear Building - 1st Floor - Exterior - Walls - Refrigerant, R22 - Chlorodifluoromethane (ODS) - North Elevation, Air Conditioning Unit	
Hazard Type	ODS	Material Assessment	Disturbance Assessment
Friability	Low Damage	Product Type	Occupancy
Sample No.	Visual	Extent of damage	Disturbance
Result	Assumed Positive	Surface Treatment	Exposure
		Asbestos Type	Maintenance
Item Number	28	Material Score	Disturbance Score
		Priority Score	-



Location		Rear Building - 1st Floor - Interior - Architrave and Timber Work - All Levels, Throughout	
Hazard Type	Lead Paint	Material Assessment	Disturbance Assessment
Friability	-	Product Type	Occupancy
Sample No.	DX000084	Extent of damage	Disturbance
Result	Positive - 0.27 %w/w	Surface Treatment	Exposure
		Asbestos Type	Maintenance
Item Number	30	Material Score	Disturbance Score
		Priority Score	-





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Greencap Pty Ltd
ABN: 76 006 318 010
12 Greenhill Road
Wayville SA 5034 Australia
T: 08 8299 9955

Asbestos Identification Report No: J032745 10082-ID

CLIENT:	Royal Australian College of General Practitioners Ltd	CLIENT CONTACT:	0418 148 978
ATTENTION:	Paul Crowhurst	RECEIVED IN LAB:	29 September 2021
LOCALITY:	College House, 15 Gover Street, North Adelaide	DATE ANALYSED:	8 October 2021
		SAMPLED BY:	Keith Mitchell

All sample analysis was performed using polarised light microscopy, including dispersion staining, in our Adelaide Laboratory by the method of Australian Standard AS 4964-2004 and supplementary work instruction in-house method LAB04 Asbestos Identification by PLM.

Sample ID	Sample Size	Description	Asbestos	Organic Fibre
DX000073	10x5x5mm	Off-white cement sheet, painted pale grey	No	Yes
DX000074	5x5x2mm	Off-white cement sheet, painted white	No	Yes
DX000075	20x10x7mm	Pale grey flexible sealant, painted pale yellow	No	
DX000078	10x10x2mm	Grey vinyl layer	No	
		Yellow adhesive	No	
DX000082	10x10x2mm	Pale grey cement sheet, painted pale grey	No	Yes
DX000085	30x20x3mm	Pale grey cement sheet	No	Yes
DX000086	10x5x2mm	Off-white cement sheet, painted green	No	Yes

Michael Till
Approved Identifier and Signatory

Please note that the results contained in this report relate only to the sample(s) submitted for testing. Sample Size and Descriptions are approximate only. Chrysotile is commonly known as white asbestos, Amosite is commonly known as brown asbestos and Crocidolite as blue asbestos. SMF (Synthetic Mineral Fibre) is commonly known as glass fibre. Organic Fibre includes natural fibres and synthetic organic fibre. A blank in the Organic Fibre or SMF column or the absence of an Organic Fibre or SMF column implies not detected.

J032745 10082-ID, 15 Gover St, North Adelaide 2021-09-29 Report Date: 8 October 2021

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Any and all services carried out by Greencap for the Client are subject to the Terms and Conditions listed on the Greencap website <https://www.greencap.com.au/terms-conditions> and are governed by our statements of limitation available at <https://www.greencap.com.au/statements-limitation>.

[greencap.com.au](https://www.greencap.com.au)

Adelaide | Auckland | Brisbane | Canberra | Darwin | Melbourne | Perth | Sydney | Wollongong



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 melbourne@envirolab.com.au
 www.envirolab.com.au

CERTIFICATE OF ANALYSIS 27997

Client Details

Client	Greencap-SA
Attention	Dylan Gomer
Address	12 Greenhill Road, Wayville, SA, 5034

Sample Details

Your Reference	J174833
Number of Samples	6 Paint, 1 Dust
Date samples received	06/10/2021
Date completed instructions received	06/10/2021

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.
 Samples were analysed as received from the client. Results relate specifically to the samples as received.
 Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Report Details

Date results requested by	11/10/2021
Date of Issue	07/10/2021
NATA Accreditation Number 2901. This document shall not be reproduced except in full.	
Accredited for compliance with ISO/IEC 17025 - Testing. Tests not covered by NATA are denoted with *	

Results Approved By

Chris De Luca, Operations Manager

Authorised By

P. Adams

Pamela Adams, Laboratory Manager

Envirolab Reference: 27997
 Revision No: R00

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Client Reference: J174833

Lead in Paint						
Our Reference	UNITS	27997-1	27997-2	27997-3	27997-4	27997-6
Your Reference		DX000076	DX000077	DX000079	DX000080	DX000083
Date Sampled		01/10/2021	01/10/2021	01/10/2021	01/10/2021	01/10/2021
Type of sample		Paint	Paint	Paint	Paint	Paint
Date digested	-	07/10/2021	07/10/2021	07/10/2021	07/10/2021	07/10/2021
Date analysed	-	07/10/2021	07/10/2021	07/10/2021	07/10/2021	07/10/2021
Lead in paint	%w/w	0.13	0.02	0.094	0.009	0.01

Lead in Paint		
Our Reference	UNITS	27997-7
Your Reference		DX000084
Date Sampled		01/10/2021
Type of sample		Paint
Date digested	-	07/10/2021
Date analysed	-	07/10/2021
Lead in paint	%w/w	0.27

EnviroLab Reference: 27997
Revision No: R00

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Client Reference: J174833

Lead (dust)		
Our Reference		27997-5
Your Reference	UNITS	DX000081
Date Sampled		01/10/2021
Type of sample		Dust
Date digested	-	07/10/2021
Date analysed	-	07/10/2021
Lead	mg/kg	310

Envirolab Reference: 27997
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Client Reference: J174833

Method ID	Methodology Summary
Metals-020 ICP-AES	Determination of various metals by ICP-AES.
Metals-020/021/022	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.

Envirolab Reference: 27997
Revision No: R00

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Client Reference: J174833

QUALITY CONTROL: Lead in Paint						Duplicate		Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date digested	-			07/10/2021	6	07/10/2021	07/10/2021		07/10/2021	[NT]
Date analysed	-			07/10/2021	6	07/10/2021	07/10/2021		07/10/2021	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	<0.005	6	0.01	0.01	0	98	[NT]

Envirolab Reference: 27997
Revision No: R00

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Client Reference: J174833

QUALITY CONTROL: Lead (dust)						Duplicate		Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date digested	-			07/10/2021	[NT]	[NT]	[NT]	[NT]	07/10/2021	[NT]
Date analysed	-			07/10/2021	[NT]	[NT]	[NT]	[NT]	07/10/2021	[NT]
Lead	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	[NT]	[NT]	98	[NT]

Envirolab Reference: 27997
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Client Reference: J174833

Result Definitions	
NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

Envirolab Reference: 27997
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Client Reference: J174833**Quality Control Definitions**

Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.
Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.	
The recommended maximums for analytes in urine are taken from "2018 TLVs and BEIs", as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.	
Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2	

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% – see ELN-P05 QA/QC tables for details; <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals (not SPOCAS); 60-140% for organics/SPOCAS (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Measurement Uncertainty estimates are available for most tests upon request.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.

Samples for Microbiological analysis (not Amoeba forms) received outside of the 2-8°C temperature range do not meet the ideal cooling conditions as stated in AS2031-2012.

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Plans

Site plans were not in the scope of this inspection.

Methodology

Asbestos

This assessment was undertaken within the constraints of the scope of works in accordance with Greencap in-house procedures

Work Health and Safety Regulations 2012 (SA) and How to manage and control asbestos in the workplace Code of Practice, SafeWork SA, 2020 .

7 representative samples of suspected asbestos-containing material were collected. These samples were analysed by Polarised Light Microscopy and/or X-ray diffraction by a NATA-accredited laboratory for the presence of asbestos.

Where it was determined that asbestos was present or assumed to be present, a risk and priority assessment was conducted in accordance with Greencap's standard Risk Assessment and Priority Ranking System. Refer to section on Priority Rating System for detailed information on this system.

Inaccessible areas that are likely to contain asbestos have been assumed to contain asbestos until further inspection and analysis of samples has been undertaken by an approved analyst.

A strategy of using representative samples of suspected asbestos-containing materials has been used to minimise the number of samples and degree of disturbance. Because of this strategy, findings of the inspection should be interpreted such that all visually similar materials in the same vicinity must be assumed to be composed of the same material until proven otherwise.

Lead Dust

1 suspected dust containing lead sample was collected during the inspection and sent to an external NATA-accredited laboratory for analysis of lead content (lead content reported as mg/kg) by ICP-AES methods.

No specific level or concentration (mg/kg or %) requirement relating to lead in dust in occupational environments has been specified or provided by Safe Work Australia or the various state-based WHS regulators. The main Australian screening criteria for lead in dust are found in the National Environment Protection (Assessment of Site Contamination) Measure (the NEPM) Schedule B1 - Guideline on Investigation Levels for Soil and Groundwater (2011). The NEPM provides Health-based Investigation Levels (HILs) for contaminants in soil for varying exposure scenarios, primarily based on public health. Greencap has adopted the most sensitive and protective Health Investigation Level (HIL) for lead in soil of 300 mg/kg in soil as an initial guideline value for lead in dust. As dust is more likely to become airborne the lowest measure for lead in soil is used.

Lead is an accumulative poison and can be inhaled or swallowed when a process generates lead dust, fumes or mists. Once absorbed into the body, lead can cause both immediate and long-term health problems

Lead Paint

6 paint chip samples were collected and sent to an external NATA-accredited laboratory for analysis of lead content (lead content reported as a percentage weight by weight) by ICP-AES methods.

As per the Australian/New Zealand Standard (AS/NZS 4361.2:2017): Guide to hazardous paint management: Part 2: Lead paint in residential and commercial buildings: Section 1.4.16, Lead paint is defined as a paint film that contains greater than 0.1% lead by mass in the dry film. The presence of lead paint may be assumed based upon the age of the building, with 1997 indicated by the Standard as the date non-industrial paints were manufactured with less than or equal to 0.1% lead by mass. As per AS/NZS 4361.2:2017 laboratory analysis is required to confirm the presence of lead and its concentration in an existing paint film.

Lead in any form is toxic to humans when ingested or inhaled, with repeated transmission of particles cumulating in lead poisoning. Any work relating to lead paint should be conducted in accordance with the AS/NZS 4361.2:2017 Guide to hazardous paint management - Part 2: Lead paint in residential, public and commercial buildings.

Polychlorinated Biphenyls (PCBs)

Representative light fittings containing capacitors were inspected where safely practicable and details noted for cross-referencing with the database Identification of PCB-Containing Capacitors, Australian and New Zealand Environment and Conservation Council (ANZECC), 1997. Where metal capacitors were not listed on the database, these capacitors are noted as suspected to contain polychlorinated biphenyls.

Any materials labelled as containing PCBs will be recorded on the register along with any suspicious oils or fluids used in plant and machinery.

Polychlorinated Biphenyls (PCBs) are a toxic organochlorine used as insulating fluids in electrical equipment such as machinery, transformers, capacitors, and fluorescent light ballasts that were largely banned from importation in Australia in the 1970s. PCBs are listed as a probable human carcinogen and should be managed in accordance with the ANZECC Polychlorinated Biphenyls Management Plan, 2003.

Ozone Depleting Substances (ODSs)

Representative items of refrigerators, air conditioners, chiller units, other refrigerated equipment and any equipment labelled as containing ODSs or suspected of containing ozone-depleting substances (ODSs) were noted and cross referenced with known ozone-depleting gases published in Inventory of Trade Names of Chemical Products Containing Ozone Depleting Substances and their Alternatives, United Nations Environment Programme (UNEP) Division of Technology, Industry and Economics (DTIE) OzoneAction Programme, 2001

Ozone Depleting Substances (ODSs) are those substances which deplete the earth's ozone layer and have been widely used in a range of commercial and industrial applications. All bulk imports of these substances (except HCFCs and methyl bromide) are banned into Australia under an international agreement known as the Montreal Protocol.

Synthetic Mineral Fibre (SMF)

Accessible areas where Synthetic Mineral Fibre (SMF) products were visually confirmed as being present were noted to give a general indication to the presence of SMF materials throughout the building.

Synthetic Mineral Fibre (SMF) a generic name used to describe a group of man-made fibrous material used extensively in industrial, commercial and residential sites as fire rating, reinforcement in construction materials and as acoustic and thermal insulators. Exposure to SMF can result in short-term skin, eye and respiratory irritation. Synthetic Mineral Fibres in the form of Refractive Ceramic Fibres have been classified as possibly carcinogenic to humans.

Asbestos Material Risk Assessment

The asbestos material risk assessment looks at the type and condition of the Asbestos-containing Material and the ease with which it will release fibres if disturbed. The presence of asbestos-containing materials does not necessarily constitute an exposure risk.

The scores of the four sections are added together to get the total Material Risk Score.

Product type (or debris from product)	
Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	1
Asbestos insulating board, mill boards, other low density boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt	2
Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing	3
Extent of damage/deterioration	
Good condition: no visible damage	0
Low damage: a few scratches or surface marks; broken edges on boards, tiles etc	1
Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres	2
High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3
Surface type/treatment	
Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0
Enclosed sprays and lagging, low density board (with exposed face painted or encapsulated), asbestos cement sheets etc	1
Unsealed asbestos insulating board, or encapsulated lagging and sprays	2
Unsealed laggings and sprayed asbestos	3
Asbestos type	
White (Chrysotile) only	1
Brown (Amphibole asbestos excluding crocidolite) and mixtures (not blue)	2
Blue (Crocidolite) and mixtures or type unknown	3

Score Range	2-3	4-6	7-9	10-12
Material Risk	Very Low	Low	Medium	High

Asbestos Disturbance Risk Assessment

The Asbestos Disturbance Risk Assessment looks at the likelihood of someone disturbing the Asbestos-containing Material. The normal occupant activity score is added to the three average scores from the likelihood of disturbance, human exposure potential and maintenance activity sections to get a total disturbance score.

Normal occupant activity		
Main type of activity in area	Rare disturbance activity (eg little used store room)	0
	Low disturbance activities (eg office type activity)	1
	Periodic disturbance (eg industrial or vehicular activity which may cause contact with ACMs)	2
	High levels of disturbance, (eg fire door with asbestos insulating board sheet in constant use)	3
Likelihood of disturbance		
Location	Outdoors	0
	Large rooms, warehouse or well-ventilated areas	1
	Rooms up to 100 sq metres in area	2
	Restricted or confined areas	3
Accessibility	Usually inaccessible or unlikely to be disturbed	0
	Occasionally likely to be disturbed	1
	Easily disturbed	2
	Routinely disturbed	3
Extent/amount	Small amounts or single items (eg strings, gaskets)	0
	Less than 10 sq metres area, or 10 metre pipe run	1
	10 to 50 sq metres area or 10 to 50 metres pipe run	2
	More than 50 sq metres, or 50 metres pipe run	3
Human exposure potential		
Number of occupants	None	0
	1 to 3	1
	4 to 10	2
	More than 10	3
Frequency of use of area	Infrequent	0
	Monthly	1
	Weekly	2
	Daily	3
Average time area is in use	Less than 1 hour	0
	1 to less than 3 hours	1
	3 to less than 6 hours	2
	More than 6 hours	3
Maintenance activity		
Type of maintenance activity	Minor disturbance (eg possibility of contact when gaining access)	0
	Low disturbance (eg changing light bulbs in asbestos ceiling tiles)	1
	Medium disturbance (eg lifting one or two asbestos ceiling tiles to access a valve)	2
	High levels of disturbance (eg removing a number of asbestos ceiling tiles to replace a valve or for recabling, or leak repair)	3
Frequency of maintenance activity	Unlikely – almost never	0
	Less than once a year	1
	Less than once a month	2
	More often than once a month	3

Score Range	0-5	6-7	8-9	10-12
Disturbance Risk	Very Low	Low	Medium	High

Asbestos Control Priority Assessment

The scores from the asbestos material assessment are added to the scores of the asbestos disturbance risk assessment, to give the overall control priority risk assessment. The control priority risk is adopted to assist in the programming and budgeting for the control of asbestos risk identified in the assessment.

Score Range	Less than 9	9 - 12	13 - 18	More than 19
Priority Risk	Very Low	Low	Medium	High
Control Priority	P4	P3	P2	P1

P1	Materials that pose a high health risk to people in their current state. They are generally friable materials in poor condition, with potential to transfer into other locations. Due to poor condition/location/activities, have a high disturbance potential. Immediate actions should be taken for these materials to be removed by a licensed asbestos removal contractor (LARC). <i>As an interim measure, restrict access.</i>
P2	Materials that pose a medium health risk to people in their current state. They can be friable materials with minor damage, or non-friable materials in poor condition. Due to poor/fair condition/location/surface treatment, release of asbestos fibres upon contact may occur. Removal or encapsulation and regular reviews are recommended for these materials. Where planned maintenance, refurbishment or demolition works will disturb these materials, removal by a LARC is recommended.
P3	Materials that pose a low health risk to people in their current state. They are either friable materials in good condition or non-friable with slight damage or unpainted surfaces, with a low disturbance potential. Due to nature of the material, they do not readily release asbestos fibres upon contact. These materials should be identified and warning labels affixed. The material does not present a health risk unless disturbed. Where planned maintenance, refurbishment or demolition works will disturb these materials, removal by a LARC is recommended.
P4	Materials that pose a very low health risk to people in their current state. They are generally non-friable materials in good condition and have a very low disturbance potential. Due to the nature of the material, they do not readily release asbestos fibres upon contact. These materials should be identified and warning labels affixed. The material does not present a health risk unless disturbed. Where planned maintenance, refurbishment or demolition works will disturb these materials, removal by a LARC is recommended.
P*	Due to inaccessibility a full risk assessment could not be completed. Further investigation is required if any works or access to the area is to be undertaken so that Asbestos material risks can be identified and managed.

Limitations

This report has been prepared in accordance with the agreement between C100883 Royal Australian College of General Practitioners Ltd and Greencap.

Within the limitations of the agreed upon scope of services, this work has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using a degree of skill and care ordinarily exercised by members of its profession and consulting practice. No other warranty, expressed or implied, is made.

This report relates only to the identification of Hazardous materials used in the construction of the building and does not include the identification of dangerous goods or hazardous substances in the form of chemicals used, stored or manufactured within the building or plant.

The following should also be noted:

While the survey has attempted to locate the Hazardous materials within the site it should be noted that the review was a visual inspection and a limited sampling program was conducted and/or the analysis results of the previous report were used. Representative samples of suspect Hazardous materials were collected for analysis. Other Hazardous materials of similar appearance are assumed to have a similar content.

Not all suspected Hazardous materials were sampled. Only those Hazardous materials that were physically accessible could be located and identified. Therefore it is possible that Hazardous materials, which may be concealed within inaccessible areas/voids, may not have been located during the audit. Such inaccessible areas fall into a number of categories.

- (a) Locations behind locked doors;
- (b) Inset ceilings or wall cavities;
- (c) Those areas accessible only by dismantling equipment or performing minor localised demolition works;
- (d) Service shafts, ducts etc., concealed within the building structure;
- (e) Energised services, gas, electrical, pressurised vessel and chemical lines;
- (f) Voids or internal areas of machinery, plant, equipment, air-conditioning ducts etc;
- (g) Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure. These voids are only accessible during major demolition works;
- (h) Height restricted areas;
- (i) Areas deemed unsafe or hazardous at time of audit;
- (j) Sub-surface soil layers; and
- (k) Areas around and below building slabs.

In addition to areas that were not accessible, the possible presence of hazardous building materials may not have been assessed because it was not considered practicable as:

- 1. It would require unnecessary dismantling of equipment; and/or
- 2. It was considered disruptive to the normal operations of the building; and/or
- 3. It may have caused unnecessary damage to equipment, furnishings or surfaces; and/or
- 4. The hazardous material was not considered to represent a significant exposure risk; and
- 5. The time taken to determine the presence of the hazardous building material was considered prohibitive.

Only minor destructive auditing and sampling techniques were employed to gain access to those areas documented in the Hazardous Register. Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of hazardous material has been identified.

During the course of normal site works care should be exercised when entering any previously inaccessible areas or areas mentioned above and it is imperative that work cease pending further sampling if materials suspected of containing Hazardous materials or unknown materials are encountered. Therefore, during any refurbishment or demolition works, further investigations and assessment may be required should any suspect material be observed in previously inaccessible areas or areas not fully inspected previously, i.e. carpeted floors

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The Client acknowledged and agreed that proposed investigations were to rely on information provided to Greencap by the Client or other third parties. Greencap made no representation or warranty regarding the completeness or accuracy of any descriptions or conclusions based on information supplied to it by the Client, its employees or other third parties during provision of the Services. Under no circumstances shall Greencap have any liability for, or in relation to, any work, reports, information, plans, designs, or specifications supplied or prepared by any third party, including any third party recommended by Greencap. The Client releases and indemnifies Greencap from and against all Claims arising from errors, omissions or inaccuracies in documents or other information provided to Greencap by the Client, its employees or other third parties.

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