

# Form 1 - Vendor's statement

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

## Contents

Preliminary

Part A - Parties and land

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

Part C - Statement with respect to required particulars

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

Schedule

## Preliminary

### To the purchaser:

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

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

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

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

### Instructions to the vendor for completing this statement:

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

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

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

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

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

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



## **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:  
37 Gunn Parade Low Head TAS 7253  
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:  
Email: robbie.smith@raywhite.com  
(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:  
80 Unley Road, Unley SA 5061  
(being \*the agent's address for service under the *Land Agents Act 1994* / ~~an address nominated by the agent to you for the purpose of service of the notice~~).

###### **Note:**

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

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

###### **5. Effect of service**

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

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

## Proceeding with the purchase

If you wish to proceed with the purchase:

- (a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage; 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:

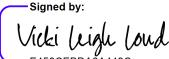
\*I/We, Vicki Leigh Loud as Director of Pugley Property Pty Ltd (ACN: 638 422 983)

of 37 Gunn Parade Low Head TAS 7253

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: 12/9/2025

Signed:

Signed by:  
  
E458CEBDAA8A449C...

Date:

Signed:

Date:

Signed:

Date:

Signed:

## Part D—Certificate with respect to prescribed inquiries by registered agent

(section 9)



To the purchaser:

I, Kodi Garrard of Smart Form One Pty Ltd A.C.N. 617 670 756

certify \*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: 12 September 2025

Signed:



\*Vendor's / Purchaser's agent

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

## **Schedule—Division 1—Particulars of mortgages, charges and prescribed encumbrances affecting the land (section 7(1)(b))**

### **Note:**

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

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

(a) there is an attachment to this statement and:

- (i) all the required particulars are contained in that attachment; and
- (ii) the attachment is identified in column 2; and
- (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or

(b) the mortgage, charge or prescribed encumbrance:

- (i) is 1 of the following items in the table:

(A) under the heading 1. General:

- 1.1 Mortgage of land
- 1.4 Lease, agreement for lease, tenancy agreement or licence
- 1.5 Caveat
- 1.6 Lien or notice of a lien

(B) under the heading 36. Other charges:

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

- (ii) is registered on the certificate of title to the land; and
- (iii) is to be discharged or satisfied prior to or at settlement.

## Table of particulars

### Column 1

### Column 2

### Column 3

(If an item is applicable, ensure that the box for the item is ticked and complete the item.)

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

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

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

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

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

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

### 1. General

#### 1.1 Mortgage of land

**(Note:** Do not omit this item. The item and its heading must be included in the statement even if not applicable.)

**Is this item applicable?**

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

**Are there attachments?**

If YES, identify the attachment(s):

(and, if applicable, the part(s) containing the particulars)

Number of mortgage: (if registered)

Name of mortgagee:

**1.2 Easement**

(whether over the land or annexed to the land)

**Note:** "Easement" includes rights of way and party wall rights

**(Note:** Do not omit this item. This item and its heading must be included in the statement even if not applicable.)

**Is this item applicable?** \_\_\_\_\_

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

**Are there attachments?**

If YES, identify the attachment(s):

(and, if applicable, the part(s) containing the particulars)

Description of land subject to easement:

Nature of easement:

Are you aware of any encroachment on the easement?

If YES, give details:

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

If YES, give details:

**1.3 Restrictive covenant**

**(Note:** Do not omit this item. This item and its heading must be included in the statement even if not applicable.)

**Is this item applicable?** \_\_\_\_\_

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

**Are there attachments?**

If YES, identify the attachment(s):

(and, if applicable, the part(s) containing the particulars)

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?

<b>1.4</b>	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.)  <b>(Note: Do not omit this item.  This item and its heading must  be included in the statement  even if not applicable.)</b>	<b>Is this item applicable?</b> <input checked="" type="checkbox"/> <b>Will this be discharged or satisfied prior to or at settlement?</b> YES  <b>Are there attachments?</b> If YES, identify the attachment(s): (and, if applicable, the part(s) containing the particulars)  Refer to Memorandum of Lease attached
------------	--	--

Name of parties:

Pugley Property Pty Ltd (ACN: 638 422 983)

and

Hands on SA Limited (ACN: 007 629 012)

Period of lease, agreement for lease etc:

From 14/10/2022 to 13/10/2025 (2 x 3 rights of renewal)

Amount of rent or licence fee:

\$ 37,161.60 per annum + outgoings (period)

Is the lease, agreement for lease etc in writing?

YES

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)

## 5. Development Act 1993 (repealed)

5.1	section 42 - Condition (that continues to apply) of a development authorisation	<b>Is this item applicable?</b>	<input checked="" type="checkbox"/>
	<b>(Note - Do not omit this item. This item and its heading must be included in the statement even if not applicable.)</b>	<b>Will this be discharged or satisfied prior to or at settlement?</b>	NO
		<b>Are there attachments?</b>	YES
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Refer to page(s) 2 and 5-27 of the Council search attached	
 <b>Condition(s) of authorisation:</b>  Application 100/2020/615 Application 100/2015/911  Refer to page(s) 2 and 5-27 of the Council search attached			

## 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 - Do not omit this item. This item and its heading must be included in the statement even if not applicable.)**

*Is this item applicable?*

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

*Are there attachments?*

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

*Nature of condition(s):*

## 7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

*Is this item applicable?*

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

*Are there attachments?* YES

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

Refer to the Emergency Services Levy ("ESL") Certificate attached

Date of notice:

08/09/2025

Amount of levy payable:

\$898.30

## 19. Land Tax Act 1936

19.1 Notice, order or demand for payment of land tax

*Is this item applicable?*

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

YES

*Are there attachments?*

YES

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

Refer to the Land Tax Certificate attached

Date of notice, order or demand:

08/09/2025

Amount payable (as stated in the notice):

\$714.00

## 20. Local Government Act 1934 (repealed)

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

*Is this item applicable?*

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

*Are there attachments?*

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

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:

Arrears of Council rates from the [\*\*\*] financial year

Time for carrying out requirements:

Amount payable (if any):

## 29. Planning, Development and Infrastructure Act 2016

29.1 Part 5 - Planning and Design Code  <i>(Note - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.)</i>	<b>Is this item applicable?</b>	<input checked="" type="checkbox"/>
	<b>Will this be discharged or satisfied prior to or at settlement?</b>	NO
	<b>Are there attachments?</b>	YES
	<i>If YES, identify the attachment(s): (and, if applicable, the part(s) containing the particulars)</i>	
	Refer to pages 2 and 28-30 of the Council search attached Refer to page 8 of the Property Interest Report attached	
 Title or other brief description of zone, subzone and overlay in which the land is situated: (as shown in the Planning and Design Code)		
<p>Zones General Neighbourhood (GN)</p> <p>Subzones No</p> <p>Zoning Overlays Overlays</p> <p>Airport Building Heights (Regulated)(All structures over 15 metres)</p> <p>Affordable Housing</p> <p>Building Near Airfields</p> <p>Hazards (Flooding - Evidence Required)</p> <p>Major Urban Transport Routes</p> <p>Prescribed Wells Area</p> <p>Regulated and Significant Tree</p> <p>Stormwater Management</p> <p>Traffic Generating Development</p> <p>Urban Tree Canopy</p>		
 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
<p><b>Note</b> - For further information about the Planning and Design Code <a href="https://code.plan.sa.gov.au">https://code.plan.sa.gov.au</a>.</p>		

**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 attachment  
even if not applicable.)

***Is this item applicable?*** \_\_\_\_\_

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

***Are there attachments?***

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

---

Date of authorisation:

---

Name of relevant authority that granted authorisation:

---

Condition(s) of authorisation:

---

---

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

***Is this item applicable?*** \_\_\_\_\_

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

***Are there attachments?***

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

---

Date of notice:

---

Name of person giving notice of proposed work:

---

Building work proposed: (as stated in the notice)

---

Other building work as required pursuant to the Act:

---

**29.4** section 140 - Notice requesting access

***Is this item applicable?*** \_\_\_\_\_

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

***Are there attachments?***

*If YES, identify the attachment(s):*

*(and, if applicable, the part(s) containing the particulars)*

---

Date of notice:

---

Name of person requesting access:

---

Reason for which access is sought: (as stated in the notice)

---

Activity of work to be carried out:

---

---

**29.5** section 141 - Order to remove or perform work

***Is this item applicable?*** \_\_\_\_\_

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

***Are there attachments?***

*If YES, identify the attachment(s):*

*(and, if applicable, the part(s) containing the particulars)*

---

Date of order:

---

Terms of order:

---

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

---

Amount payable: (if any)

---

**29.6** section 142 - Notice to complete development

***Is this item applicable?*** \_\_\_\_\_

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

***Are there attachments?***

*If YES, identify the attachment(s):*

*(and, if applicable, the part(s) containing the particulars)*

---

Date of notice:

---

Requirements of notice:

---

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

---

Amount payable: (if any)

---

---

**29.7** section 155 - Emergency order

***Is this item applicable?*** \_\_\_\_\_

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

***Are there attachments?***

*If YES, identify the attachment(s):*

*(and, if applicable, the part(s) containing the particulars)*

---

Date of order:

---

Name of authorised officer who made order:

---

Name of authority that appointed the authorised officer:

---

Nature of order:

---

Amount payable: (if any)

---

**29.8** section 157 - Fire safety notice

**Is this item applicable?** \_\_\_\_\_

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

**Are there attachments?**

*If YES, identify the attachment(s):*

*(and, if applicable, the part(s) containing the particulars)*

---

Date of notice:

---

Name of authority giving notice:

---

Requirements of notice:

---

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

---

Amount payable: (if any)

---

---

**29.9** section 192 or 193 - Land management agreement

**Is this item applicable?** \_\_\_\_\_

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

**Are there attachments?**

*If YES, identify the attachment(s):*

*(and, if applicable, the part(s) containing the particulars)*

---

Date of agreement:

---

Names of parties:

---

Terms of agreement:

---

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

*Is this item applicable?* \_\_\_\_\_

*Will this be discharged or satisfied prior to or at settlement?* \_\_\_\_\_

*Are there attachments?*

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

---

Date requirement given:

---

Name of body giving requirement:

---

Nature of requirement:

---

Contribution payable: (if any)

---

---

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

*Is this item applicable?* \_\_\_\_\_

*Will this be discharged or satisfied prior to or at settlement?* \_\_\_\_\_

*Are there attachments?*

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

---

Date of agreement:

---

Names of parties:

---

Terms of agreement:

---

Contribution payable: (if any)

---

**29.12 Part 16 Division 1 - Proceedings**

**Is this item applicable?**

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

**Are there attachments?**

*If YES, identify the attachment(s):*

*(and, if applicable, the part(s) containing the particulars)*

---

Date of commencement of proceedings:

---

Date of determination or order: (if any)

---

Terms of determination or order: (if any)

---

**29.13 section 213 - Enforcement notice**

**Is this item applicable?**

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

**Are there attachments?**

*If YES, identify the attachment(s):*

*(and, if applicable, the part(s) containing the particulars)*

---

Date 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)

---

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

***Is this item applicable?*** \_\_\_\_\_

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

***Are there attachments?***

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

---

**Date 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:**

---

---

## 36. Other charges

36.1 Charge of any kind affecting the land (not included in another item)	<b><i>Is this item applicable?</i></b>	<input checked="" type="checkbox"/>
	<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	YES
	<b><i>Are there attachments?</i></b>	YES
	<p><i>If YES, identify the attachment(s): (and, if applicable, the part(s) containing the particulars)</i></p>	
	<p>Refer to Emergency Services Levy ("ESL") and Land Tax Certificate attached</p>	
	Person or body in whose favour charge exists:	
	RevenueSA (Department of Treasury and Finance)	
	RevenueSA (Department of Treasury and Finance)	
	Nature of charge:	
	Outstanding Emergency Services Levy for the 2025-2026 financial year	
	Arrears of Land Tax for the 2024-2025 financial year	
	Amount of charge: (if known)	
	\$898.30	
	\$714.00	



## Particulars relating to environment protection

### 1-Interpretation

(1) In this and the following items (items 1 to 7 inclusive)-

**domestic activity** has the same meaning as in the *Environment Protection Act 1993*;

**environmental assessment**, in relation to land, means an assessment of the existence or nature or extent of-

(a) site contamination (within the meaning of the *Environment Protection Act 1993*) at the land; or

(b) any other contamination of the land by chemical substances,

and includes such an assessment in relation to water on or below the surface of the land;

**EPA** means the Environment Protection Authority established under the *Environment Protection Act 1993*;

**pre-1 July 2009 site audit**, in relation to land, means a review (carried out by a person recognised by the EPA as an environmental auditor) that examines environmental assessments or remediation of the land for the purposes of determining-

(a) the nature and extent of contamination of the land by chemical substances present or remaining on or below the surface of the land; and

(b) the suitability of the land for a particular use; and

(c) what remediation is or remains necessary for a particular use,

but does not include a site contamination audit (as defined below) completed on or after 1 July 2009;

**pre-1 July 2009 site audit report** means a detailed written report that sets out the findings of a pre-1 July 2009 site audit;

**prescribed commercial or industrial activity**-see item 1(2);

**prescribed fee** means the fee prescribed under the *Environment Protection Act 1993* for inspection of, or obtaining copies of information on, the public register;

**public register** means the public register kept by the EPA under section 109 of the *Environment Protection Act 1993*;

**site contamination audit** has the same meaning as in the *Environment Protection Act 1993*;

**site contamination audit report** has the same meaning as in the *Environment Protection Act 1993*.

(2) For the purposes of this and the following items (items 1 to 7 inclusive), each of the following activities (as defined in Schedule 3 clause 2 of the *Environment Protection Regulations 2023*) is a prescribed commercial or industrial activity:

**EPA Prescribed Commercial or Industrial Activity**

abrasive blasting	acid sulphate soil generation	agricultural activities
airports, aerodromes or aerospace industry	animal burial	animal dips or spray race facilities
animal feedlots	animal saleyards	asbestos disposal
asphalt or bitumen works	battery manufacture, recycling or disposal	breweries
brickworks	bulk shipping facilities	cement works
ceramic works	charcoal manufacture	coal handling or storage
coke works	compost or mulch production or storage	concrete batching works
curing or drying works	defence works	desalination plants
dredge spoil disposal or storage	drum reconditioning or recycling works	dry cleaning
electrical or electronics component manufacture	electrical substations	electrical transformer or capacitor works
electricity generation or power plants	explosives or pyrotechnics facilities	fertiliser manufacture
fibreglass manufacture	fill or soil importation	fire extinguisher or retardant manufacture
fire stations	fire training areas	foundry
fuel burning facilities	furniture restoration	gasworks
glass works	glazing	hat manufacture or felt processing
incineration	iron or steel works	laboratories
landfill sites	lime burner	metal coating, finishing or spray painting
metal forging	metal processing, smelting, refining or metallurgical works	mineral processing, metallurgical laboratories or mining or extractive industries
mirror manufacture	motor vehicle manufacture	motor vehicle racing or testing venues
motor vehicle repair or maintenance	motor vehicle wrecking yards	mushroom farming
oil recycling works	oil refineries	paint manufacture
pest control works	plastics manufacture works	printing works
pulp or paper works	railway operations	rubber manufacture or processing
scrap metal recovery	service stations	ship breaking
spray painting	tannery, fellmongery or hide curing	textile operations
transport depots or loading sites	tyre manufacture or retreading	vermiculture
vessel construction, repair or maintenance	waste depots	wastewater treatment, storage or disposal
water discharge to underground aquifer	wetlands or detention basins	wineries or distilleries
wood preservation works	woolscouring or wool carbonising works	works depots (operated by councils or utilities)

## 2-Pollution and site contamination on the land-questions for vendor

(1) Is the vendor aware of any of the following activities ever having taken place at the land:

- (a) storage, handling or disposal of waste or fuel or other chemicals (other than in the ordinary course of domestic activities)?
- (b) importation of soil or other fill from a site at which-
  - (i) an activity of a kind listed in paragraph (a) has taken place; or
  - (ii) a prescribed commercial or industrial activity (see item 1(2) above) has taken place?

NO

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

(2) Is the vendor aware of any prescribed commercial or industrial activities (see item 1(2) above) ever having taken place at the land?

NO

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

(3) Is the vendor aware of any dangerous substances ever having been kept at the land pursuant to a licence under the *Dangerous Substances Act 1979*?

NO

If YES, give details of all dangerous substances that the vendor is aware of and whether they were kept at the land before or after the vendor acquired an interest in the land:

(4) Is the vendor aware of the sale or transfer of the land or part of the land ever having occurred subject to an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

NO

If YES, give details of each sale or transfer and agreement that the vendor is aware of:

(5) Is the vendor aware of an environmental assessment of the land or part of the land ever having been carried out or commenced (whether or not completed)?

NO

If YES, give details of all environmental assessments that the vendor is aware of and whether they were carried out or commenced before or after the vendor acquired an interest in the land:

### Note-

These questions relate to details about the land that may be known by the vendor. A "YES" answer to the questions at items 2(1) or 2(2) 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.

A "YES" answer to any of the questions in this item may indicate the need for the purchaser to seek further information regarding the activities, for example, from the council or the EPA.

### 3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

(a) details of a current licence issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?

NO

(b) details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?

NO

(c) details of a current exemption issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?

NO

(d) details of an exemption no longer in force issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?

NO

(e) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land?

NO

(f) details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?

NO

(g) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to produce waste of a prescribed kind (within the meaning of that Act) at the land?

NO

(h) details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land?

NO

#### Note-

These questions relate to details about licences and exemptions required to be recorded by the EPA in the public register. If the EPA answers "YES" to any of the questions-

- in the case of a licence or exemption under the *Environment Protection Act 1993*-
  - the purchaser may obtain a copy of the licence or exemption from the public register on payment of the prescribed fee; and
  - the purchaser should note that transfer of a licence or exemption is subject to the conditions of the licence or exemption and the approval of the EPA (see section 49 of the *Environment Protection Act 1993*); and
- in the case of a licence under a repealed Act - the purchaser may obtain details about the licence from the public register on payment of the prescribed fee.

A "YES" answer to any of these questions 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.

The EPA will not provide details about licences to conduct the following prescribed activities of environmental significance (within the meaning of Schedule 1 Part A of the *Environment Protection Act 1993*): waste transport business (category A), waste transport business (category B), dredging, earthworks drainage, any other activities referred to in Schedule 1 Part A undertaken by means of mobile works, helicopter landing facilities, marinas and boating facilities or discharges to marine or inland waters.

The EPA will not provide details about exemptions relating to-

- the conduct of any of the licensed activities in the immediately preceding paragraph in this note; or
- noise.

#### **4-Pollution and site contamination on the land-details recorded by EPA in public register**

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

(a) details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)?

NO

(b) details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993* ?

NO

(c) a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?

NO

(d) a copy of a site contamination audit report?

NO

(e) details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

NO

(f) details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?

NO

(g) details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?

NO

(h) details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit?

NO

(i) details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit?

NO

(j) details of records, held by the former South Australian Waste Management Commission under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?

NO

#### **Note-**

These questions relate to details required to be recorded by the EPA in the public register. If the EPA answers "YES" to any of the questions, the purchaser may obtain those details from the public register on payment of the prescribed fee.

#### **5-Pollution and site contamination on the land-other details held by EPA**

Does the EPA hold any of the following details in relation to the land or part of the land:

(a) a copy of a report known as a "Health Commission Report" prepared by or on behalf of the South Australian Health Commission (under the repealed *South Australian Health Commission Act 1976*)?

NO

(b) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?

NO

(c) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993* ?

NO

(d) a copy of a pre-1 July 2009 site audit report?

NO

(e) details relating to the termination before completion of a pre-1 July 2009 site audit?

NO

**Note-**

These questions relate to details that the EPA may hold. If the EPA answers "YES" to any of the questions, the purchaser may obtain those details from the EPA (on payment of any fee fixed by the EPA).

## **6-Further information held by councils**

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

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

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

YES

Refer to page(s) 3-4 of the Council search attached

**Note-**

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

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

It should be noted that-

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

## **7-Further information for purchasers**

**Note-**

The purchaser is advised that other matters under the *Environment Protection Act 1993* (that is, matters other than those referred to in this Statement) that may be relevant to the purchaser's further enquiries may also be recorded in the public register. These include:

- details relating to environmental authorisations such as applications, applicants, locations of activities, conditions, suspension, cancellation or surrender of authorisations, disqualifications, testing requirements and test results;
- details relating to activities undertaken on the land under licences or other environmental authorisations no longer in force;
- written warnings relating to alleged contraventions of the *Environment Protection Act 1993*;
- details of prosecutions and other enforcement action;
- details of civil proceedings;
- other details prescribed under the *Environment Protection Act 1993* (see section 109(3)(1)).

Details of these matters may be obtained from the public register on payment to the EPA of the prescribed fee.

If-

- an environment performance agreement, environment protection order, clean-up order, clean-up authorisation, site contamination assessment order or site remediation order has been registered on the certificate of title for the land; or
- a notice of declaration of special management area in relation to the land has been gazetted; or
- a notation has been made on the certificate of title for the land that a site contamination audit report has been prepared in respect of the land; or
- a notice of prohibition or restriction on taking water affected by site contamination in relation to the land has been gazetted,

it will be noted in the items under the heading *Environment Protection Act 1993* under the Table of Particulars in this Statement. Details of any registered documents may be obtained from the Lands Titles Registration Office.

## ANNEXURES

~~\* There are no documents annexed hereto~~

\* The following documents are annexed hereto -

Certificate of Title

Property Interest Report ("PIR")

Council Search (Local Government Enquiry)

Emergency Services Levy ("ESL") certificate

Land Tax Certificate

SA Water Certificate

Memorandum of Lease

Personal Property Securities Register ("PPSR") search

---

## ACKNOWLEDGEMENT OF RECEIPT

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

Dated this \_\_\_\_\_ Day of \_\_\_\_\_ 20 \_\_\_\_\_

### Signature of purchaser(s)

Signature

Signature

Date

Signature

Date

Signature

Date

(\*Strike out whichever is not applicable)

# Form R3

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

*Land and Business (Sale and Conveyancing) Regulations 2025* (regulation 16)

## Buyers information notice

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 recommends that you check the Consumer and Business Advice section on the following website: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au).

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

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

### Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property 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 Consumer and Business Advice section on the following website:  
[www.cbs.sa.gov.au](http://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.



*Your house is  
in good hands.*

## Certificate of Title

---

Annexure to Form 1 Statement



**Product** Register Search (CT 5791/882)  
**Date/Time** 05/09/2025 03:57PM  
**Customer Reference** FB  
**Order ID** 20250905008218

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 5791 Folio 882

**Parent Title(s)** CT 1769/66

**Creating Dealing(s)** CONVERTED TITLE

**Title Issued** 24/07/2000      **Edition** 6      **Edition Issued** 24/02/2022

### Estate Type

FEE SIMPLE

### Registered Proprietor

PUGLEY PROPERTY PTY. LTD. (ACN: 638 422 983)  
OF 37 GUNN PARADE LOW HEAD TAS 7253

### Description of Land

ALLOTMENT 146 FILED PLAN 9173  
IN THE AREA NAMED EDWARDSTOWN  
HUNDRED OF ADELAIDE

### Easements

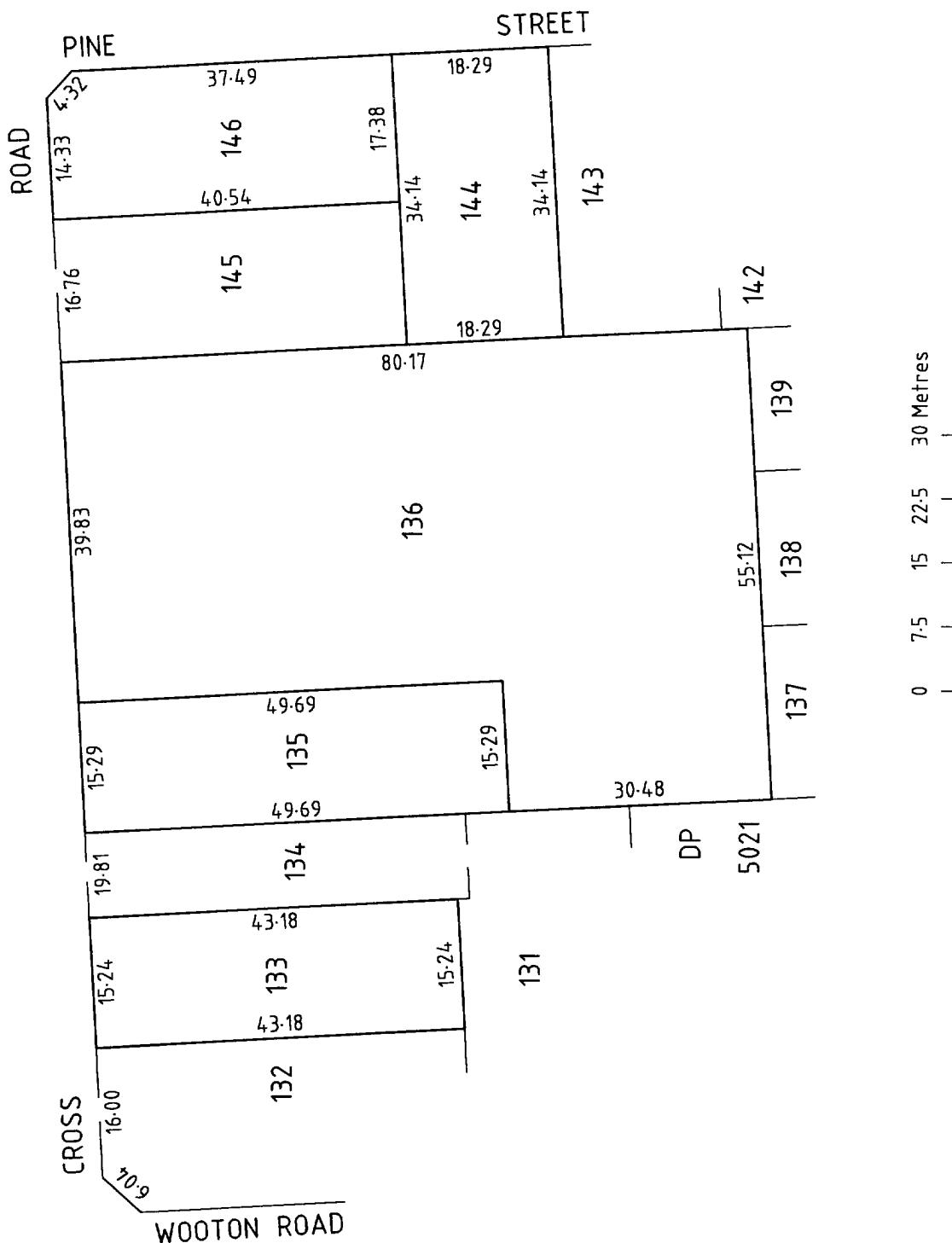
NIL

### Schedule of Dealings

<b>Dealing Number</b>	<b>Description</b>
14000444	LEASE TO HANDS ON SA LTD. (ACN: 007 629 012) COMMENCING ON 14/10/2022 AND EXPIRING ON 13/10/2025

### Notations

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





*Your house is  
in good hands.*

# Property Interest Report ("PIR")

("PIR")

---

Annexure to Form 1 Statement

# Property Interest Report

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

<b>Title Reference</b>	CT 5791/882	<b>Reference No.</b> 2709180
<b>Registered Proprietors</b>	PUGLEY PROPERTY PTY. LTD.	<b>Prepared</b> 05/09/2025 15:57
<b>Address of Property</b>	395-397 CROSS ROAD, EDWARDSTOWN, SA 5039	
<b>Local Govt. Authority</b>	THE CORPORATION OF THE CITY OF MARION	
<b>Local Govt. Address</b>	POST OFFICE BOX 21, PARK HOLME, SA 5043	

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](http://www.cbs.sa.gov.au)**

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

### 1. General

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

### 2. Aboriginal Heritage Act 1988

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

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

4.1 section 5 - Notice requiring payment

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

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

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

*[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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

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

## 6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed)	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
-----	---	---

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

## 7. Emergency Services Funding Act 1998

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

## 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
<b>9. Fences Act 1975</b>		
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
<b>10. Fire and Emergency Services Act 2005</b>		
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
<b>11. Food Act 2001</b>		
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
<b>12. Ground Water (Qualco-Sunlands) Control Act 2000</b>		
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
<b>13. Heritage Places Act 1993</b>		
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
<b>14. Highways Act 1926</b>		
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
<b>15. Housing Improvement Act 1940 (repealed)</b>		
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
<b>16. Housing Improvement Act 2016</b>		

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

## **17. *Land Acquisition Act 1969***

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

## **18. *Landscape South Australia Act 2019***

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

Act

18.18 section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act  
The regional landscape board has no record of any notice affecting this title

18.19 section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act  
The regional landscape board has no record of any notice affecting this title

18.20 section 215 - Orders made by ERD Court  
The regional landscape board has no record of any notice affecting this title

18.21 section 219 - Management agreements  
The regional landscape board has no record of any notice affecting this title

18.22 section 235 - Additional orders on conviction  
The regional landscape board has no record of any notice affecting this title

**19. *Land Tax Act 1936***

19.1 Notice, order or demand for payment of land tax  
A Land Tax Certificate will be forwarded.  
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.  
Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates [www.revenuesaonline.sa.gov.au](http://www.revenuesaonline.sa.gov.au)

**20. *Local Government Act 1934 (repealed)***

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

**21. *Local Government Act 1999***

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

**22. *Local Nuisance and Litter Control Act 2016***

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

**23. *Metropolitan Adelaide Road Widening Plan Act 1972***

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

**24. *Mining Act 1971***

24.1 Mineral tenement (other than an exploration licence)  
Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title

24.2 section 9AA - Notice, agreement or order to waive exemption from authorised operations  
Contact the vendor for these details

24.3 section 56T(1) - Consent to a change in authorised operations  
Contact the vendor for these details

24.4 section 58(a) - Agreement authorising tenement holder to enter land  
Contact the vendor for these details

24.5 section 58A - Notice of intention to commence authorised operations or apply for lease or licence  
Contact the vendor for these details

24.6 section 61 - Agreement or order to pay compensation for authorised operations  
Contact the vendor for these details

24.7 section 75(1) - Consent relating to extractive minerals  
Contact the vendor for these details

24.8 section 82(1) - Deemed consent or agreement  
Contact the vendor for these details

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

## 25. *Native Vegetation Act 1991*

25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title

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

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

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

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

**28. *Phylloxera and Grape Industry Act 1995***

28.1 section 23(1) - Notice of contribution payable

The Phylloxera and Grape Industry Board of South Australia has no vineyard registered against this title. However all properties with greater than 0.5 hectares of planted vines are required to be registered with the board

**29. *Planning, Development and Infrastructure Act 2016***

29.1 Part 5 - Planning and Design Code

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

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

also

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

also

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

also

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

also

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

also

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

[https://plan.sa.gov.au/have\\_your\\_say/code-amendments/code\\_amendment\\_register](https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register) or phone PlanSA on 1800 752 664.

29.2 section 127 - Condition (that continues to apply) of a development authorisation

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

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the vendor for these details

29.4 section 140 - Notice requesting access

Contact the vendor for these details

29.5 section 141 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

29.6 section 142 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

29.7 section 155 - Emergency order

State Planning Commission in the Department for Housing and Urban Development

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

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

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

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

31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title
		also
		Contact the Local Government Authority for other details that might apply
31.2	<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 *Livestock Act, 1997* Animal Health in PIRSA has no record of any notice or order affecting this title

## Additional Information

---

The following additional information is provided for your information only.

These items are not prescribed encumbrances or other particulars prescribed under the Act.

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

## Notices

---

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

#### ***Land Tax Act 1936 and Regulations* thereunder**

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

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

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

Information should be obtained from:

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

#### ***Landscape South Australia 2019***

Water Resources Management - Taking of underground water

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

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

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



## Council Search

*Your house is  
in good hands.*

---

Annexure to Form 1 Statement



# LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Certificate No: **107545**

Date: **Monday, 08 September 2025**

Receipt No:

Reference No:

Fax No:

PO Box 21, Oaklands Park  
South Australia 5046

245 Sturt Road, Sturt  
South Australia 5047

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

**Smart Form One**  
**Unit 2**  
**162 Flinders Street**  
**ADELAIDE SA 5000**

## CERTIFICATE

*Section 187 of the Local Government Act*

Assessment Number: **108340**

Valuer General No.: **100065296\***

Property Description: **PLt: 146 FP: 9173 CT: 5791/882**

Property Address: **395 Cross Road EDWARDSTOWN 5039**

Owner: **Pugley Property Pty Ltd**

*Additional Information:*

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

<b>Rates/Natural Resources Levy:</b>	<b>Total</b>
<b>Rates for the current year</b> (includes Regional Landscape Levy)	\$ 4,267.12
Overdue/Arrears	\$ 0.00
Interest	\$ 0.00
Adjustments	\$ 0.00
Legal Fees	\$ 0.00
Less Payments Received	-\$ 2,138.24
Less Capping Rebate (if applicable)	\$ 0.00
Less Council Rebate	\$ 0.00
<b>Debtor:</b> Monies outstanding (which are a charge on the land) in addition to Rates due	\$ 0.00
<b>Total Outstanding</b>	
<b>\$ 2,128.88</b>	

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

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

**BPAY Details for Council Rates:**

**Biller Code:** **9613**

**Reference Number:** **Assessment Number as above**



# CERTIFICATE

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

## Smart Form One

Unit 2

162 Flinders Street

ADELAIDE SA 5000

Assessment No: **108340**

Certificate of Title: **PLt: 146 FP: 9173 CT: 5791/882**

Property Address: **395 Cross Road EDWARDSTOWN 5039**

Owner: **Pugley Property Pty Ltd**

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

<b>Development Act 1993 (repealed)</b>	
section 42—Condition (that continues to apply) of a development authorisation?	100/2020/615 100/2015/911
section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	Nil
section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	Nil
section 55—Order to remove or perform work	Nil
section 56—Notice to complete development	Nil
section 57—Land management agreement	Nil
section 69—Emergency order	Nil
section 71—Fire safety notice	Nil
section 84—Enforcement notice	Nil
section 85(6), 85(10) or 106—Enforcement order	Nil
Part 11 Division 2—Proceedings	Nil

## **Planning, Development and Infrastructure Act 2016**

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



section 142—Notice to complete development	Nil
section 155—Emergency order	Nil
section 157—Fire safety notice	Nil
section 198(1)—Requirement to vest land in a council or the Crown to be held as open space	Nil
section 198(2)—Agreement to vest land in a council or the Crown to be held as open space	Nil
Part 16 Division 1—Proceedings	Nil
section 213—Enforcement notice	Nil
section 214(6), 214(10) or 222—Enforcement order	Nil
<b>Repealed Act conditions</b>	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	Nil
<b>Fire and Emergency Services Act 2005</b>	
section 105F (or section 56 or 83 (repealed)—Notice to take action to prevent outbreak or spread of fire	Nil
<b>Food Act 2001</b>	
section 44—Improvement notice	Nil
section 46—Prohibition order	Nil
<b>Housing Improvement Act 1940 (repealed)</b>	
section 23—Declaration that house is undesirable or unfit for human habitation	Nil
<b>Local Government Act 1934 (repealed)</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<b>Local Government Act 1999</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<b>Local Nuisance and Litter Control Act 2016</b>	
section 30—Nuisance or litter abatement notice	Nil
<b>Land Acquisition Act 1969</b>	
section 10—Notice of intention to acquire	Nil
<b>Public and Environmental Health Act 1987 (repealed)</b>	
Part 3—Notice	Nil
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval</i>	Nil
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)</i>	Nil
<b>South Australian Public Health Act 2011</b>	
section 92—Notice	Nil
<i>South Australian Public Health (Wastewater) Regulations 2013 Part 4—Condition (that continues to apply) of an approval</i>	Nil
<b>Particulars of building indemnity insurance</b>	
	Unknown

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

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

**Yes**



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

- Change in land use from dwellings to office with associated internal alterations, car parking, landscaping, free standing advertising sign and relocation of existing garage for storage purposes

*Note—*

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

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

*It should be noted that—*

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

---

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

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

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

A handwritten signature in black ink that appears to read "Parker".

Sign:

**Date: Monday, 08 September 2025**

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

Administration Centre 245 Sturt Road, Sturt SA 5047  
 Office Hours Monday to Friday – 8.30am to 5.00pm  
 Postal Address PO Box 21, Oaklands Park 5046



**DECISION NOTIFICATION FORM  
 DEVELOPMENT ACT 1993**

<b>TO:</b>	Mr Mark Shields 33 Shields Crescent ENCOUNTER BAY SA 5211
------------	---

**DEVELOPMENT APPLICATION**      **NUMBER:** 100/911/2015  
**DATED:** 21/05/2015  
**REGISTERED ON:** 21/05/2015

**LOCATION OF PROPOSED DEVELOPMENT**  
 395 Cross Road EDWARDSTOWN 5039  
 PLT: 146 FP: 9173 CT: 5791/882

**DESCRIPTION OF PROPOSED DEVELOPMENT**

Removal and replacement of existing shed with new freestanding shed

*In respect of this proposed development you are informed that:*

<b>NATURE OF DECISION</b>	<b>DECISION</b>	<b>DATE OF DECISION</b>	<b>NUMBER OF CONDITIONS</b>
Development Plan Consent	Granted (Complying Development)	29/05/2015	4
Building Rules Consent	Granted by Council	01/06/2015	1
<b>DEVELOPMENT APPROVAL</b>	Granted	01/06/2015	5

The building classification under the Building Code is Class 10A

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

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

Administration Centre 245 Sturt Road, Sturt SA 5047  
Office Hours Monday to Friday – 8.30am to 5.00pm  
Postal Address PO Box 21, Oaklands Park 5046



**DEVELOPMENT APPLICATION NUMBER:** 100/911/2015  
**APPLICANT:** Mr Mark Shields  
**LOCATION:** 395 Cross Road EDWARDSTOWN 5039  
**PLT:** 146 **FP:** 9173 **CT:** 5791/882  
**DESCRIPTION OF DEVELOPMENT:** Removal and replacement of existing shed with new freestanding shed  
**DECISION:** Development Approval Granted  
**DATE OF DECISION:** 01/06/2015

---

## DEVELOPMENT PLAN CONSENT

### GRANTED

Complying Development pursuant to schedule 4 2B of the Development Regulations 2008.

#### Conditions of Consent:

- (1) The development shall be constructed and maintained in accordance with the plans and details submitted with and forming part of Development Application No.100/911/2015 except when varied by the following conditions of consent.
- (2) The structure has been granted consent as a domestic outbuilding only and therefore shall not be used for human habitation or for purposes not reasonably incidental to the use of the land for residential purposes, unless the further development approval of the Council is obtained.
- (3) The stormwater collection and disposal system shall be connected to the street watertable (inclusive of any system that connects to the street watertable via detention or rainwater tanks) immediately following roof completion and gutter and downpipe installation.
- (4) Stormwater must be disposed of in such a manner that does not flow or discharge onto land of adjoining owners, lie against any building or create insanitary conditions.

## BUILDING RULES CONSENT

### GRANTED

#### Conditions of Consent:

- (1) The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed, and shall be securely braced and tied to the footings.

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

Administration Centre 245 Sturt Road, Sturt SA 5047  
 Office Hours Monday to Friday – 8.30am to 5.00pm  
 Postal Address PO Box 21, Oaklands Park 5046



## NOTES:

### General:

nil

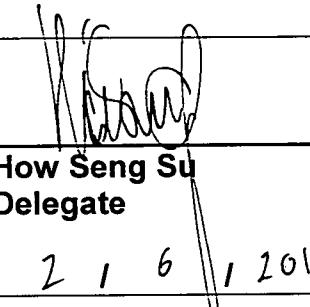
### Appeal Rights:

(1) If you are not satisfied with this decision, there may be a right of appeal to you. Applicants have the right to appeal against a refusal or the imposition of any conditions or requirements on any consent issued, unless the application was for a non-complying kind of development. An appeal by an applicant must be lodged within two (2) months of receiving notice of the decision. Where Category Three public notification was involved, persons who lodged written representations during the formal consultation period, have the right to appeal against any decision made on that application. An appeal by a third party must be lodged within fifteen (15) business days of the date of the decision. All appeals are lodged with the Environment, Resources and Development Court, Sir Samuel Way Building, Victoria Square, Adelaide, telephone: 8204 0300.

### Approval Timeframes:

(1) The proposed development must:

- be substantially commenced within twelve (12) months from the date full Development Approval is granted; and
- be completed within three (3) years of full Development Approval being granted, noting that the operative date of any consent or approval is subject to any appeal (where applicable) being finally determined.

Signed:	 <u>How Seng Su</u> Delegate	
Date:	21/6/2015	

P (08) 8375 6600  
 F (08) 8375 6699  
 E [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)  
 www.marion.sa.gov.au

Administration Centre 245 Sturt Road, Sturt SA 5047  
 Office Hours Monday to Friday — 8:30am to 5:00pm  
 Postal Address PO Box 21, Oaklands Park SA 5046



## DECISION NOTIFICATION FORM DEVELOPMENT ACT 1993

<b>TO:</b>	Vicki Loud 639 South Road BLACK FOREST 5035
------------	---

**DEVELOPMENT APPLICATION NUMBER:** 100/2020/615  
**DATED:** 14/10/2020  
**REGISTERED ON:** 14/10/2020

LOCATION OF PROPOSED DEVELOPMENT
395 & 397 Cross Road EDWARDSTOWN 5039 PLT: 146 FP: 9173 CT: 5791/882

DESCRIPTION OF PROPOSED DEVELOPMENT
Change in land use from dwellings to office with associated internal alterations, car parking, landscaping, free standing advertising sign and relocation of existing garage for storage purposes

*In respect of this proposed development you are informed that:*

NATURE OF DECISION	DECISION	DATE OF DECISION	NUMBER OF CONDITIONS
Development Plan Consent	Granted	11/09/2020	22
Building Rules Consent	Granted (by Private Certifier)	13/10/2020	3
<b>DEVELOPMENT APPROVAL</b>	Granted	15/10/2020	25

The building classification under the Building Code is Class 5

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

Please also refer to Essential Safety Provisions documentation enclosed.

Signature of Administration Officer:

A handwritten signature in black ink, appearing to read "Andrew Houlihan".

Planning Officer: Andrew Houlihan

**Delegates of City of Marion**

Private Certifier: Overall Building Approvals

Date: 15 October 2020

P (08) 8375 6600

Administration Centre 245 Sturt Road, Sturt SA 5047

F (08) 8375 6699

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

E [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)

Postal Address PO Box 21, Oaklands Park SA 5046

[www.marion.sa.gov.au](http://www.marion.sa.gov.au)



## DEVELOPMENT PLAN CONSENT

GRANTED

### Reasons For Decision:

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

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

### Conditions of Consent:

1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be undertaken in strict accordance with the details and plans submitted in Development Application No. 100/2020/0615 except where varied by the following conditions of consent.
2. The hours of operation of the premises shall be restricted to the following times:  
8.00am to 5.00pm Monday to Saturday.
3. All deliveries to and from the site shall be restricted to the following times:  
Monday to Friday (excluding public holidays) – 7am to 7pm, Weekends and Public Holidays – 9am to 7pm.
4. Noise generated from the site shall not exceed the maximum noise levels stipulated within the Environment Protection (Noise) Policy 2007, or subsequent legislation.
5. All waste and other rubbish shall be stored in a manner so that it does not create insanitary conditions, unreasonable nuisance or pollution to the environment (including the prevention of any materials entering the stormwater system either by wind or water), to the reasonable satisfaction of Council.
6. Driveways, car parking spaces, manoeuvring areas and landscaping areas shall not be used for the storage or display of any goods, materials or waste at any time.
7. All car parking areas, driveways and vehicle manoeuvring areas must be constructed, sealed and drained in accordance with recognised engineering practices prior to the occupation of the premises or the use of the development herein approved and maintained in a good condition at all times.

P (08) 8375 6600

Administration Centre 245 Sturt Road, Sturt SA 5047

F (08) 8375 6699

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

E [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)

Postal Address PO Box 21, Oaklands Park SA 5046

[www.marion.sa.gov.au](http://www.marion.sa.gov.au)



8. All car parking spaces shall be linemarked or delineated in a distinctive fashion prior to occupation of the premises, with the marking maintained in a clear and visible condition at all times.
9. The driveways, parking areas and vehicle manoeuvring areas must be maintained in a good condition at all times.
10. All external lighting of the site, including car parking areas and buildings, shall be located, directed, shielded and of an intensity not exceeding lighting in adjacent public streets, so as not to cause nuisance or loss of amenity to any person beyond the site to the reasonable satisfaction of the Council.
11. Lighting associated with the signs shall be of an intensity that will not cause an unreasonable light overspill nuisance to adjacent occupiers, or be an undue distraction to motorists, to the reasonable satisfaction of the Council.
12. All stormwater from buildings and paved areas shall be disposed of in accordance with the approved plans and details prior to the occupation of the premises to the reasonable satisfaction of the Council.
13. Stormwater must be disposed of in such a manner that does not flow or discharge onto land of adjoining owners, lie against any building or create insanitary conditions.
14. All areas nominated as landscaping or garden areas on the approved plans shall be planted and maintained prior to the occupation of the premises to the reasonable satisfaction of the Council.
15. Any existing vegetation nominated to be retained and/or any new vegetation proposed to be planted shall be nurtured and maintained in good health and condition at all times with any diseased or dying plants being replaced, to the reasonable satisfaction of the Council.
16. All existing regulated and significant trees within the subject site not directly affected by site work and building work must be protected during development and retained. Prior to any earthworks on the site, fencing must be erected around the base of the trees to be retained.
17. Prior to commencement of any site works, a "Tree Protection Area", consisting of a 2.0m high solid, chainmesh, steel or similar material fence with posts at 3m intervals, shall be erected at a distance of equal to the tree root protection zone. The tree protection fence should be erected away from the trunk of the tree to be retained. A sign displaying the words "Tree Protection Area" shall be placed on the fence and no persons, vehicles or machinery shall enter the Area and no goods, materials or waste shall be stored within the Area until after construction is complete. A layer of organic mulch (woodchips) to a depth of 100mm shall be placed over all root systems within the Area to assist with moisture retention and to reduce impact of compaction and supplementary watering shall be provided through any dry periods during the construction process.

P (08) 8375 6600  
F (08) 8375 6699  
E [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)  
www.marion.sa.gov.au

Administration Centre 245 Sturt Road, Sturt SA 5047  
Office Hours Monday to Friday — 8:30am to 5:00pm  
Postal Address PO Box 21, Oaklands Park SA 5046



## Department of Planning, Transport and Infrastructure Conditions

18. All vehicular access shall be gained via in accordance with the Site Plan produced by Verrocchi Building Design, Drawing No. 02, Rev. No. E, dated 11 June 2020.
19. All vehicles shall enter the site via Pine Street and exit the site via Cross Road only.
20. All off-street car parking shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009.
21. All on-site vehicle manoeuvring areas shall remain clear of any impediments.
22. Stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of Cross Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

## BUILDING RULES CONSENT

### GRANTED

#### Conditions of Consent:

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

### NOTES:

#### General:

- (1) On completion of building work, Certificates of Installation of Essential Safety Provisions in accordance with Form 2 of Schedule 16 of the Development Regulations 1993, must be submitted to the Council.
- (2) On completion of building work, the Development Act requires that a signed Statement of Compliance from the licensed builder be provided to the relevant authority declaring that the building work carried out is in accordance with the relevant approvals (pursuant to Regulation 83AB of the Development Regulations 1993).
- (3) Council requires at least one business days' notice of the following stages of building work:
  - a. Prior to the placement of any concrete for footings or other structural purposes. Note where an engineer carries out an inspection, Council will also require a copy of the inspection certificate, and;
  - b. at the completion of wall and roof frames prior to the fixing of any internal linings.

P (08) 8375 6600  
F (08) 8375 6699  
E [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)  
[www.marion.sa.gov.au](http://www.marion.sa.gov.au)

Administration Centre 245 Sturt Road, Sturt SA 5047  
Office Hours Monday to Friday — 8:30am to 5:00pm  
Postal Address PO Box 21, Oaklands Park SA 5046



- (4) Before commencing any site works, a temporary vehicular access to the property for machinery, delivery of building materials and general vehicles should be provided. In the case where no driveway invert exists, the kerb can be saw cut and removed at the intended location for the new driveway invert to provide the necessary temporary access. In addition, if a paved Council footpath exists, this should also be removed in alignment with the removed section of kerb. The applicant should also take note of other information provided regarding use of, damage to and construction on Council owned land.
- (5) Noise from devices and/or activities on the subject site should not impair or impinge on the amenity of neighbours at any time. This includes noise generated from plant and equipment (including those servicing the building such as air-conditioning), as well as noise generated from activities such as loading and unloading of good and/or waste. The Environment Protection Authority has restrictions relating to the control of noise in the urban environment. Further information is available by phoning the Environment Protection Authority on 8204 2004.

Advisory Notes:

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

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

Further details in relation to the Planning Reforms can be found at  
[https://www.saplanningportal.sa.gov.au/planning\\_reforms](https://www.saplanningportal.sa.gov.au/planning_reforms)

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

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

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

P (08) 8375 6600  
F (08) 8375 6699  
E [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)  
[www.marion.sa.gov.au](http://www.marion.sa.gov.au)

Administration Centre 245 Sturt Road, Sturt SA 5047  
Office Hours Monday to Friday — 8:30am to 5:00pm  
Postal Address PO Box 21, Oaklands Park SA 5046



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

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

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

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

#### Website links

Australian Government's Telecommunications in New Developments policy

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

How to get nbn ready fact sheet

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

nbn new property developments page

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

#### Appeal Rights:

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

P (08) 8375 6600

F (08) 8375 6699

E [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)

[www.marion.sa.gov.au](http://www.marion.sa.gov.au)

Administration Centre 245 Sturt Road, Sturt SA 5047

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

Postal Address PO Box 21, Oaklands Park SA 5046



**Approval Timeframes:**

(1) The proposed development must:

- be substantially commenced within twelve (12) months from the date full Development Approval is granted; and
- be completed within three (3) years of full Development Approval being granted, noting that the operative date of any consent or approval is subject to any appeal (where applicable) being finally determined.

P (08) 8375 6600  
 F (08) 8375 6699  
 E [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)  
 www.marion.sa.gov.au

Administration Centre 245 Sturt Road, Sturt SA 5047  
 Office Hours Monday to Friday — 8:30am to 5:00pm  
 Postal Address PO Box 21, Oaklands Park SA 5046



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

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

- **Other Approvals may be required**

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

- **Public and Environmental Health**

The Public and Environmental Health Act requires that:

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

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

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

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

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

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

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

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

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

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

P (08) 8375 6600

F (08) 8375 6699

E [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)

[www.marion.sa.gov.au](http://www.marion.sa.gov.au)

Administration Centre 245 Sturt Road, Sturt SA 5047

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

Postal Address PO Box 21, Oaklands Park SA 5046



- **Other**

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

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

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

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

## STATEMENT OF COMPLIANCE

*Pursuant to Regulation 83AB of the Development Act, this form needs to be completed and returned to Council following the completion of all building work (with the exception of Class 10 buildings)*

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

**This statement relates to building work located at 395 Cross Road EDWARDSTOWN 5039 – PLT: 146 FP: 9173 CT: 5791/882. Namely, Change in land use from dwellings to office with associated internal alterations, car parking, landscaping, free standing advertising sign and relocation of existing garage for storage purposes, approved by Council on 15/10/2020, as part of Development Application No. 100/615/2020.**

## PART A – BUILDER’S STATEMENT

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

I certify the following:

1. The building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the consent of the relevant authority) has been performed in accordance with the documents referred to in Part B.
2. All service connections have been made in accordance with the requirements of the relevant supply authority.  
*\*Strike out if not relevant*
3. All requirements under regulation 76(3) of the Development Regulations 2008 relating to essential safety provisions have been satisfied. *\*Strike out if not relevant*
4. All notifications required under section 59 of the Development Act 1993 have been given in accordance with that Act and the requirements of the Development Regulations 2008. *\*Strike out if not relevant*

Signed:..... Date:.....

Name (in BLOCK letters):.....

Relationship to the development: .....

*(i.e. licensed Building Work Contractor, Private Certifier, Registered Building Work Supervisor)*

Licence Number (if applicable): .....

Address: .....

Contact Phone Numbers: .....

## PART B – OWNER’S STATEMENT

*This part of the statement must be signed by the owner of the relevant land, or by someone acting on his or her behalf.*

I certify the following:

1. The documents (including all contract documents, attachments, instructions, annotations, variations and clarifying correspondence) issued for the purposes of the building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the written consent of the relevant authority) are consistent with the relevant development approval issued on 15/10/2020.
2. Any conditions of approval relating to the building work have been satisfied.

Signed:..... Date:.....

Name (in BLOCK letters):.....

Address: .....

Contact Phone Numbers: .....

**THIS STATEMENT MUST BE ACCOMPANIED BY ANY CERTIFICATES, REPORTS OR OTHER DOCUMENTS  
SPECIFIED BY THE RELEVANT AUTHORITY FOR THE PURPOSES OF REGULATION 83AB OF THE  
DEVELOPMENT REGULATIONS 2008**



## Mandatory Notifications

***\*This mandatory notice must be submitted to Council at each stage\****

**Development Application Number:**

2020/615

**Description of Proposed Development:**

Change in land use from dwellings to office with associated internal alterations, car parking, landscaping, free standing advertising sign and relocation of existing garage for storage purposes

**Location of Proposed Development:**

395 Cross Road EDWARDSTOWN  
5039

Section 59 of the Development Act, 1993 requires the following mandatory notifications to be submitted to Council 24 hours prior to the commencement of each stage.

Builder's Name \_\_\_\_\_  
(Licenced supervisor)

Licence No. \_\_\_\_\_ Phone: \_\_\_\_\_

**The following notifications are required for your Approval of a Class 1 – 9 Building:**

**Subject to timber framing notifications** (please tick the relevant notification)

<input type="checkbox"/> Commencement of building works on site:	Date	/	/
<input type="checkbox"/> Completion of firewall: (if applicable):	Date	/	/
<input type="checkbox"/> Completion of building work:	Date	/	/

**Notifications may be submitted:**

**EMAIL: [mandatorynotifications@marion.sa.gov.au](mailto:mandatorynotifications@marion.sa.gov.au)**

**ONLINE: [www.marion.sa.gov.au](http://www.marion.sa.gov.au)**

**IF APPLICABLE:**

**ESSENTIAL SAFETY PROVISIONS MUST BE COMPLIED WITH - THE "FORM 2" AND STATEMENT OF COMPLIANCE "FORM 83AB" ARE TO BE SUBMITTED TO COUNCIL.**



## Schedule 22A—Certificate of Consistency

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

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

I hereby certify in accordance with regulation 92(2)(e) of the Development Regulations 2008 that the building rules consent issued on 13/10/2020 for a ***Change in land use from dwelling to office with associated internal alterations, car parking, landscaping, free standing advertising sign and relocation of existing garage for storage purposes at Lot 146, 395 Cross Road EDWARDSTOWN SA 5039*** is consistent with the following development authorisation, including any conditions and notes.

Development plan consent **100/2020/615** issued on 11/09/2020 by the City of Marion subject only to the variations specified below in the Table of Variations to meet Regulatory Requirements, attached for the purposes of section 93(2) of the Development Act 1993, which are necessary for compliance with the Building Rules or any other legislation specified therein.

A handwritten signature in black ink that reads 'Overall' in a cursive, flowing style.

Registered private certifier: Kym Overall

Registration number: 126

Date: 13 October 2020

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

Item	Legislation / Regulation / Code	Reason for variation
Accessible WC is now located on eastern side at rear of building in lieu of western side	NCC (Vol. 1) – Part D3	To facilitate compliant access
Existing sunroom to remain	N/A	Client change



## DECISION NOTIFICATION FORM

<b>COUNCIL:</b> City of Marion PO Box 21 OAKLANDS PARK SA 5046	<b>APPLICANT:</b> Vicki & Lindsay Loud PO Box 259 EDWARDSTOWN SA 5039
---	--

<b>DA No:</b>	100/2020/615
<b>Description:</b>	Change in land use from dwelling to office with associated internal alterations, car parking, landscaping, free standing advertising sign and relocation of existing garage for storage purposes
<b>Property:</b>	Lot 146, 395 Cross Road EDWARDSTOWN SA 5039
<b>Date Lodged</b>	27/08/2020
<b>OBA Reference:</b>	0277/20

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT	DATE	NO. OF CONDITIONS
Development Plan Consent			
Building Rules Consent	Approved	13 October 2020	3
Other			
DEVELOPMENT APPROVAL	*NOTE		

**\*NOTE:** No work can commence on this development unless a DEVELOPMENT APPROVAL has been obtained (i.e. Approval granted by date for a Development Approval in the shaded box)

**BUILDING CLASSIFICATION:** 5 – office

Yours sincerely,

A handwritten signature in black ink that reads 'Overall' with a stylized 'O'.

**Private Certifier:** Kym Overall  
**Registration Number:** 126  
**Date of Decision:** 13 October 2020



**APPLICANT NAME:** Vicki & Lindsay Loud

## **BUILDING RULES CONSENT CONDITIONS**

1. All building work shall be undertaken in accordance with the stamped approved documentation and, where necessary, the manufacturers specification and recommendations suitable to withstand conditions appropriate for the site. NCC (Vol. 1) - Part B1
2. A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor. NCC (Vol. 1) - Part D2.21
3. Access must be provided to enable people with a disability to approach the building from the road boundary and from accessible car parking spaces associated with the building or site. Access must also enable people to approach the building from any accessible associated building and access work and public spaces, accommodation and facilities for personal hygiene. All detailed construction work including wayfinding signage shall comply with AS1428.1 and associated standards. NCC (Vol. 1) – Part D3

## **NOTES**

### **Building Work Notifications**

The builder or owner is required to give the Council one business days' notice of the mandatory notification stages prescribed in Regulation 74 of the *Development Regulations 2008*. Council will advise of these requirements when Development Approval is granted.

### **National Construction Code (NCC – Vol. 1)**

The development herein granted Building Consent has been assessed for compliance with the NCC. All work shall be undertaken in accordance with the plans and details accompanying the application, except where varied by condition indicated above (if any).

### **Statement of Compliance – Class 2-9 buildings**

A statement shall be submitted to Council by the responsible Licensed Building Work Contractor at the completion of the building work, this statement must also be signed by the owner of the land on which building work is being carried out.

### **Proprietary Products**

This Building Consent is granted with the understanding that all proprietary materials and products are installed in strict accordance with the manufacturers specifications and recommendations. Where required, materials and assemblies must be maintained to ensure appropriate performance in accordance with the Building Rules.

### **Existing Building/s**

The builder shall confirm the structural adequacy of existing buildings and structures prior to commencing work.

### **Other Important Notes**

The application has NOT been assessed for compliance with the commonwealth disability Discrimination Act or the Equal Opportunity Act. It is the responsibility of the owner to ensure compliance with same. This has been determined by a recent Environmental, Resources and Development Court determination that this assessment is not part of the assessment for compliance with Building Rules.

Any conditions imposed by the relevant authority upon granting of Development Plan Consent must be complied with by the applicant and/or property owner.

This consent is for work that is to be carried out within the site boundaries and does not cover any work to be carried out in any adjoining public space. Approval for any work within the public space needs to be obtained from Council, which includes the location, design and capacity of the storm water discharge at the property alignment, as well as vehicular access, service connections and locations, the temporary occupation of the footpath etc.

Storm water shall be disposed of in such a manner that it does not flow or discharge onto any land of adjoining owners, lie against any building or create an insanitary condition. This applies also to the building whilst under construction.



It is advisable to contact the service authorities such as SA Water, ETSA, Origin Energy, AGL, Telstra, Department of Transport, Australia Post, Environmental Protection Authority (EPA), United Water etc. and any easement owner or holder, where applicable, to seek their requirements or approval prior to commencing any building work on site.

**Essential Safety Provisions**

The building work proposed is subject to fire safety requirements of the National Construction Code – Volume 1. The owner of a building in which essential safety provisions must be installed must, with a reasonable time after installation of those provisions, provide to Overall Building Approvals a certificate of compliance for each essential safety provision signed by the installer of the safety provision or, if the installer is a company, signed by the manager responsible for the installation work. (The required forms are enclosed with this consent)

**Certificate of Occupancy**

An application for a Certificate of Occupancy shall be submitted to Overall Building Approvals accompanied by the appropriate documentation at the completion of building work prior to occupying the approved portion of the building. The builder/applicant shall submit a Statement of Compliance and a Form 2 – Certificate of compliance with Essential Safety Provisions when applying for a Certificate of Occupancy.

A handwritten signature in black ink that appears to read "Overall".

**Private Certifier:** Kym Overall  
**Registration Number:** 126  
**Date of Decision:** 13 October 2020

# STATEMENT OF COMPLIANCE

Development Act 1993 & Regulation 83AB

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

This statement relates to:

Council:	<b>City of Marion</b>	
Development Application No:	<b>100/2020/615</b>	Approval Date: <b>13 October 2020</b>
Development Description:	<b>Change in land use from dwelling to office with associated internal alterations, car parking, landscaping, free standing advertising sign and relocation of existing garage for storage purposes</b>	
Property Address:	<b>Lot 146, 395 Cross Road EDWARDSTOWN SA 5039</b>	

## PART A – BUILDERS WRITTEN STATEMENT

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

1. The building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any other variation undertaken with the consent of the relevant authority) has been performed in accordance with the documents referred to in Part B; and
2. All service connections have been made in accordance with the requirements of the relevant supply authority.
3. All requirements under regulation 76 of the Development Regulations 2008 relating to essential safety provisions have been satisfied. (where applicable)
4. All notifications required under section 59 of the Development Act 1993 have been given in accordance with that Act and the requirements of the Development Regulations 2008.

Signed: ..... Name: .....

Date: .....

Address: .....

Licence No: ..... Contact Ph No: .....

## PART B—OWNER'S STATEMENT

This part of the statement must be signed by the owner of the relevant land, or by someone acting on his or her behalf. I certify the following:

1. The documents (including all contract documents, amendments, attachments, instructions, annotations, variations and clarifying correspondence) issued for the purposes of the building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the written consent of the relevant authority) are consistent with the relevant development approval issued on \_\_\_\_/\_\_\_\_/\_\_\_\_.
2. Any conditions of approval relating to the building work have been satisfied.

Signed: ..... Name: .....

Date: .....

Address: .....



# Schedule 16 – Essential Safety Provisions

## Form 1

Development Act 1993

Development Regulations 2008 – Regulation 76

Council: **City of Marion**

Development description: **Change in land use from dwelling to office with associated internal alterations, car parking, landscaping, free standing advertising sign and relocation of existing garage for storage purposes**

OBA Reference No: **0277/20**

Address of building: **Lot 146, 395 Cross Road EDWARDSTOWN SA 5039**

Name of Owner: **Vicki & Lindsay Loud**

Name of Applicant: **Vicki & Lindsay Loud**

Development Application No: **100/2020/615**

This is to specify the essential safety provisions required for the above building and the standards/codes/conditions of approval for maintenance and testing in respect of each of those provisions:

### 3.1 Structural fire protection and compartmentation

COLUMN 1 - Items to be inspected or tested as nominated by the relevant authority	COLUMN 2 - Deemed to satisfy Installation standards	COLUMN 3 – Standards or other requirements for maintenance and testing of ESPs
(b) Fire hazard properties of floor, wall and ceiling linings; floor coverings, air handling ductwork, lift cars, non-required and non-fire isolated stairways or ramps, attachments to internal floors, walls and ceilings, insulation, proscenium curtain and auditorium seating, etc	NCC Volume One - Specification C1.10	Annual inspection to identify any changes to linings and finishes

### 3.2 Means of Egress

COLUMN 1 - Items to be inspected or tested as nominated by the relevant authority	COLUMN 2 - Deemed to satisfy Installation standards	COLUMN 3 – Standards or other requirements for maintenance and testing of ESPs
(a) Exits and paths of travel to exits including doors, doorways, operation of latches (including automatic closing or unlocking devices), ramps, stairways and clearance from obstructions and protection of openable windows.	NCC Volume One - Section D (as applicable) and section G (as applicable)	Three monthly inspection of exits and paths of travel to exits to check their ongoing compliance and ensure there are no impediments that could delay or prevent occupants evacuating to a safe place in an emergency.



### 3.5 Fire-fighting services and equipment

COLUMN 1 - Items to be inspected or tested as nominated by the relevant authority	COLUMN 2 - Deemed to satisfy Installation standards	COLUMN 3 – Standards or other requirements for maintenance and testing of ESPs
(g) Portable fire extinguishers	NCC Volume One – Clause E1.6, Table E1.6; and AS 2444	As prescribed in AS 1851, sections 1 and 10 and check annually that no additional risks have arisen due to the changed nature or quantity of materials stored, displayed or used in the building.

Date: 13 October 2020

A handwritten signature in black ink that appears to read 'Kym Overall'.

#### Duly authorised officer

Private Certifier: Kym Overall

Registration Number: 126



# Schedule 16 – Essential Safety Provisions

## Form 2

### Certificate of compliance with essential safety provisions

Development Act 1993

Development Regulations 2008 – Regulation 76

Council: **City of Marion**

Development description: **Change in land use from dwelling to office with associated internal alterations, car parking, landscaping, free standing advertising sign and relocation of existing garage for storage purposes**

OBA Reference No: **0277/20**

Address of building: **Lot 146, 395 Cross Road EDWARDSTOWN SA 5039**

Name of Owner: **Vicki & Lindsay Loud**

Name of Applicant: **Vicki & Lindsay Loud**

Development Application No: **100/2020/615**

This is to certify that the following essential safety provisions for the above building have been installed and tested in accordance with the following standards/codes/conditions of approval:

#### 3.1 Structural fire protection and compartmentation

COLUMN 1 - Items to be inspected or tested as nominated by the relevant authority	COLUMN 2 - Deemed to satisfy Installation standards	COLUMN 3 – Standards or other requirements for maintenance and testing of ESPs
(b) Fire hazard properties of floor, wall and ceiling linings; floor coverings, air handling ductwork, lift cars, non-required and non-fire isolated stairways or ramps, attachments to internal floors, walls and ceilings, insulation, proscenium curtain and auditorium seating, etc	NCC Volume One - Specification C1.10	Annual inspection to identify any changes to linings and finishes

#### 3.2 Means of Egress

COLUMN 1 - Items to be inspected or tested as nominated by the relevant authority	COLUMN 2 - Deemed to satisfy Installation standards	COLUMN 3 – Standards or other requirements for maintenance and testing of ESPs
(a) Exits and paths of travel to exits including doors, doorways, operation of latches (including automatic closing or unlocking devices), ramps, stairways and clearance from obstructions and protection of openable windows.	NCC Volume One - Section D (as applicable) and section G (as applicable)	Three monthly inspection of exits and paths of travel to exits to check their ongoing compliance and ensure there are no impediments that could delay or prevent occupants evacuating to a safe place in an emergency.



### 3.5 Fire-fighting services and equipment

COLUMN 1 - Items to be inspected or tested as nominated by the relevant authority	COLUMN 2 - Deemed to satisfy Installation standards	COLUMN 3 – Standards or other requirements for maintenance and testing of ESPs
(g) Portable fire extinguishers	NCC Volume One – Clause E1.6, Table E1.6; and AS 2444	As prescribed in AS 1851, sections 1 and 10 and check annually that no additional risks have arisen due to the changed nature or quantity of materials stored, displayed or used in the building.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Position held:** \_\_\_\_\_

**Name of installer/manager:** \_\_\_\_\_

# Data Extract for Section 7 search purposes

Valuation ID 100065296\*

**Data Extract Date:** 08/09/2025

## Important Information

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

**Parcel ID:** F9173 AL146

**Certificate Title:** CT5791/882

**Property Address:** 395 -397 CROSS RD EDWARDSTOWN SA 5039

### Zones

General Neighbourhood (GN)

### Subzones

No

### Zoning overlays

#### Overlays

##### **Airport Building Heights (Regulated) (All structures over 15 metres)**

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

### Affordable Housing

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

### Building Near Airfields

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

### Hazards (Flooding - Evidence Required)

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

### Major Urban Transport Routes

The Major Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along major urban transport routes.

#### **Prescribed Wells Area**

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

#### **Regulated and Significant Tree**

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

#### **Stormwater Management**

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

#### **Traffic Generating Development**

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

#### **Urban Tree Canopy**

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

### **Is the land situated in a State Heritage Place/Area**

No

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

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

### **Is the land designated as a Local Heritage Place**

No

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

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

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

No

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

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

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

### Associated Development Authorisation Information

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

No

### Land Management Agreement (LMA)

No



*Your house is  
in good hands.*

## Emergency Services Levy Certificate

("ESL")

---

Annexure to Form 1 Statement



**RevenueSA**  
DEPARTMENT OF TREASURY AND FINANCE

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:

2709180

SMART FORM ONE PTY LTD  
LEVEL 1  
162 FLINDERS STREET  
ADELAIDE SA 5000

**DATE OF ISSUE**

08/09/2025

**ENQUIRIES:**

Tel: (08) 8372 7534

Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)

OWNERSHIP NUMBER	OWNERSHIP NAME																					
71177583	PUGLEY PROPERTY PTY LTD																					
<b>PROPERTY DESCRIPTION</b>																						
395-397 CROSS RD / EDWARDSTOWN SA 5039 / LT 146																						
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR																		
100065296*	CT 5791/882	\$750,000.00	R4 1.000	CO 1.044																		
<b>LEVY DETAILS:</b>																						
<table> <tr> <td>FIXED CHARGE</td> <td>\$</td> <td>50.00</td> </tr> <tr> <td>+ VARIABLE CHARGE</td> <td>\$</td> <td>848.30</td> </tr> <tr> <td>- REMISSION</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>- CONCESSION</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>+ ARREARS / - PAYMENTS</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td><b>= AMOUNT PAYABLE</b></td> <td>\$</td> <td><b>898.30</b></td> </tr> </table>					FIXED CHARGE	\$	50.00	+ VARIABLE CHARGE	\$	848.30	- REMISSION	\$	0.00	- CONCESSION	\$	0.00	+ ARREARS / - PAYMENTS	\$	0.00	<b>= AMOUNT PAYABLE</b>	\$	<b>898.30</b>
FIXED CHARGE	\$	50.00																				
+ VARIABLE CHARGE	\$	848.30																				
- REMISSION	\$	0.00																				
- CONCESSION	\$	0.00																				
+ ARREARS / - PAYMENTS	\$	0.00																				
<b>= AMOUNT PAYABLE</b>	\$	<b>898.30</b>																				
<b>FINANCIAL YEAR</b>																						
2025-2026																						

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

**EXPIRY DATE**

07/12/2025



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

**PAYMENT REMITTANCE ADVICE**

**OWNERSHIP NUMBER**

71177583

**OWNERSHIP NAME**

PUGLEY PROPERTY PTY LTD

**AGENT NUMBER**

100023541

**ASSESSMENT NUMBER**

100065296\*

**AGENT NAME**

SMART FORM ONE PTY LTD

**AMOUNT PAYABLE**

\$898.30

**EXPIRY DATE**

07/12/2025

+70076518180022 > +001571+ <0550886457> <0000089830> +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](http://www.revenuesa.sa.gov.au)  
Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)  
Phone: (08) 8372 7534

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p>Biller Code: 456285 Ref: 7007651818</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> ® Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Community Emergency Services Fund</b>, along with this <b>Payment Remittance Advice</b> to: <b>Please refer below.</b></p> <p>Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
---	--	---

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



*Your house is  
in good hands.*

## Land Tax Certificate

---

Annexure to Form 1 Statement



**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: 2709180

SMART FORM ONE PTY LTD  
LEVEL 1  
162 FLINDERS STREET  
ADELAIDE SA 5000

DATE OF ISSUE

08/09/2025

**ENQUIRIES:**

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

**OWNERSHIP NAME**  
PUGLEY PROPERTY PTY LTD & ANR

**FINANCIAL YEAR**  
2025-2026

**PROPERTY DESCRIPTION**

395-397 CROSS RD / EDWARDSTOWN SA 5039 / LT 146

<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> (A "+" indicates multiple titles)	<b>TAXABLE SITE VALUE</b>	<b>AREA</b>
100065296*	CT 5791/882	\$610,000.00	0.0699 HA

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

<b>CURRENT TAX</b>	\$ 3,050.00	<b>SINGLE HOLDING</b>	\$ 0.00
<b>- DEDUCTIONS</b>	\$ 0.00		
<b>+ ARREARS</b>	\$ 714.00		
<b>- PAYMENTS</b>	\$ 0.00		
<b>= AMOUNT PAYABLE</b>	<b>\$ 3,764.00</b>		

**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** 07/12/2025



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

**PAYMENT REMITTANCE ADVICE**

**OWNERSHIP NUMBER**

T0815687

**OWNERSHIP NAME**

PUGLEY PROPERTY PTY LTD & ANR

**AGENT NUMBER**

100023541

**ASSESSMENT NUMBER**

100065296\*

**AGENT NAME**

SMART FORM ONE PTY LTD

**AMOUNT PAYABLE**

\$3,764.00

**PAYABLE ON OR BEFORE**

07/12/2025

**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](http://www.revenuesa.sa.gov.au)  
Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)  
Phone: (08) 8372 7534

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**



Biller Code: 456293  
Ref: 7007651727

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](http://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](http://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.



*Your house is  
in good hands.*

## SA Water Certificate of Charges

---

Annexure to Form 1 Statement



Account Number **LTO Reference** **Date of issue** **Agent No.** **Receipt No.**  
 100065296\* CT5791882 8/9/2025 8211 2709180

**SMARTFORM ONE PTY LTD**  
**2/162 FLINDERS STREET**  
**ADELAIDE SA 5000**  
**info@smartformone.com.au**

**Section 7/Elec**

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

Customer: **PUG LEY PROPERTY PTY. LTD.**  
 Location: **395-397 CROSS RD EDWARDSTOWN 146**  
 Description: **Office** Capital **\$ 750 000**  
 Value:  
 Rating: **Commercial**

### Periodic charges

**Raised in current year to 30/9/2025**

		\$
	<b>Arrears as at: 30/6/2025</b>	<b>0.00</b>
<b>Water main available:</b>	<b>1/7/1977</b>	<b>Water rates</b> :
<b>Sewer main available:</b>	<b>1/7/1977</b>	<b>Sewer rates</b> :
		<b>Water use</b> :
		<b>SA Govt concession</b> :
		<b>0.00</b>
		<b>Recycled Water Use</b> :
		<b>Service Rent</b> :
		<b>Recycled Service Rent</b> :
		<b>Other charges</b> :
		<b>Goods and Services Tax</b> :
		<b>Amount paid</b> :
		<b>263.18CR</b>
		<b>Balance outstanding</b> :
		<b>0.00</b>

**Degree of concession:** **00.00%**

**Recovery action taken:** **FULLY PAID**

**Next quarterly charges:** **Water supply: 82.30** **Sewer: 171.19** **Bill: 29/10/2025**

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

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

**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.**



**Government of  
South Australia**

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

**I300 SA WATER**  
 (1300 729 283)  
 ABN 69 336 525 019  
 sawater.com.au



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

Constructed sanitary drainage drawings can be found at <https://maps.sa.gov.au/drainage-plans/>.

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



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](http://sawater.com.au)



## South Australian Water Corporation

Name: **PUG LEY PROPERTY PTY. LTD.** Water & Sewer Account  
Acct. No.: **100065296\*** Amount: \_\_\_\_\_

Address:  
**395-397 CROSS RD EDWARDSTOWN LT**  
**146**

---

### Payment Options

#### EFT

##### EFT Payment

Bank account name: **SA Water Collection Account**  
BSB number: **065000**  
Bank account number: **10622859**  
Payment reference: **100065296\***



**Biller code: 8888**  
**Ref: 10006529610**

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](http://bpay.com.au)



#### Paying online

Pay online at [www.sawater.com.au/paynow](http://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: **100065296\***



**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](http://sawater.com.au)



*Your house is  
in good hands.*

## Memorandum of Lease



Annexure to Form 1 Statement

## AGREEMENT TO LEASE

### "LESSOR"

Name: **PUGLEY PROPERTY PTY LTD (ACN 638 422 983)**

Address: ~~109 Kingston Avenue, Melrose Park SA 5039~~

*37 Gurn Pde  
Low Head TAS 7253*

*W  
ic*

### "LESSEE"

Name: **HANDS ON SA LIMITED (ACN 007 629 012)**

Address: Unit 2, 11 - 13 Ridley Street, Hindmarsh SA 5007

The Lessor **HEREBY AGREES TO LEASE** to the Lessee who **HEREBY ACCEPTS** such lease of the Premises hereinafter described on the following terms and conditions:

#### 1. PREMISES:

The whole of the land comprised in Certificate of Title **Volume 5791 Folio 882** being more particularly the land known as 395 – 397 Cross Road, Edwardstown SA 5039 (hereinafter called "the **Premises**")

#### 2. LETTABLE AREA:

The whole of the land in the abovementioned Premises being approximately **700sqm** (subject to survey). The Lessee acknowledges that no warranty is provided to the Lessor in relation to the estimated tenancy area.

#### 3. RENTAL & TERMS OF PAYMENT:

**THIRTY FIVE THOUSAND DOLLARS (\$35,000.00) per annum (plus GST if applicable)** payable by equal consecutive calendar monthly instalments equivalent to one twelfth of the annual rental always payable in advance. The first such instalment to be paid on the Commencement Date (being a proportionate instalment if appropriate) and thereafter on the first day of each and every month.

The rent and other payments noted in this Agreement do not include GST. The Lessor is not currently registered for GST but if the Lessor registers for GST in the future, the Lessee agrees to pay to the Lessor any GST on those amounts to the extent permitted by law.

#### 4. TERM OF LEASE & OPTIONS:

A term of three (3) years together with two (2) rights of renewal each for a period of three (3) years.

**5. COMMENCEMENT DATE:**

Lease: The Commencement Date of the Lease shall be the day after the Lessor completes the Lessor Works referred to in Special Condition 10b.

Rental: Commencement Date

**6. RENT REVIEWS:**

Annual increases by three percent (3%) on the anniversary of the Commencement Date and to market upon renewal.

**7. PERMITTED USE:**

- (a) The permitted use shall be **Office**.
- (b) It is the Lessee's responsibility to obtain, prior to the Lease Commencement Date, and maintain for the duration of the Lease, all necessary consents, approvals and licences from the local council and other regulatory authorities in respect to the permitted use of the Premises.
- (c) The Lessee acknowledges that the Lessor does not warrant that the Premises are, or will be for the duration of the term of the Lease, suitable (structurally or otherwise) for the Lessee's intended use of the Premises.

**8. OUTGOINGS:**

The Lessee is responsible for one hundred percent (100%) of the Lessor's operating expenses including present and future rates charges, levies, assessments, duties, impositions and fees of any public municipal or government body authority or department including emergency services levies, council rates, water and sewerage rates, save the river murray levy, ~~and tax on a single holding basis~~, security, pest control, cleaning, gardening, car parking, general maintenance and repair, air-conditioning, fire protection, insurance, management operation control and administration of the Premises including without limitation the Lessor's managing agents reasonable fees, consulting fees, bank fees and audit fees. The Lessee's annual liability is estimated to be **\$10,740.00 (plus GST if applicable)**.

*AB W  
LL*

The Lessee is responsible for all cleaning, utilities, telephone, cabling and communications.

**9. LESSEE'S INSURANCE**

From the earlier of the Commencement Date (or the date the Lessee takes possession of the Premises) the Lessee shall effect plate glass insurance and public liability insurance of not less than \$20M per event for the Premises. The Lessee shall also effect insurance in respect of the Lessee's fixtures and fittings contained in the Premises. Policies and certificates of currency for such insurances are to be provided to the Lessor before taking occupation of the Premises.

**10. LESSEE'S FIT OUT WORKS & REINSTATEMENT OF PREMISES**

The Lessee will occupy the Premises in its current condition. All internal partitioning, alterations and/or modifications to the Premises will be at the Lessee's expense and subject to the Lessor's prior approval and the approval of any relevant authority.

At the expiration or sooner determination of the Lease, upon the request of the Lessor, the Lessee must reinstate the Premises to the condition they were in at the Commencement Date including the removal of all fitout (including any partitioning, fixtures and fittings installed for the Lessee or on behalf of the Lessee), repainting the Premises, removing any signage and making good any damage caused to the Premises to the Lessor's satisfaction and leave the Premises in a clean and tidy state free of rubbish (including professionally cleaning the carpets if required by the Lessor). *Interior of  
N  
Le*

**11. SPECIAL CONDITION:****(a) Conditions Precedent:**

This Agreement is expressly subject to and conditional upon the Lessee using its best endeavours to:

- i. undertake an inspection of the Premises within seven (7) days of signing this Agreement (or such later date as may be agreed between the parties, acting reasonably) to determine its suitability. The Lessor must do all things reasonably necessary to facilitate such inspection and the Lessee must notify the Lessor immediately in writing whether the Premises are suitable;
- ii. obtain a certificate of compliance for the Premises from an electrician within seven (7) days of signing this Agreement (or such later date as may be agreed between the parties, acting reasonably). The Lessor must do all things reasonably necessary to facilitate the inspection of the Premises by the Lessee's electrician and the Lessee must provide the Lessor with a copy of the certificate within twenty four (24) hours of receipt, and
- iii. obtain board approval to the Lease within seven (7) days of agreeing the terms of the Lease with the Lessor (or such later date as may be agreed between the parties, acting reasonably). The Lessee must notify the Lessor immediately in writing whether board approval has been obtained,

**("Conditions Precedent")**

AND if any of the Conditions Precedent are not satisfied within the timeframes specified (or are not capable of being satisfied), either party may terminate this Agreement by written notice to the other party and in such event this Agreement (and the Lease) shall be cancelled and determined without prejudice in all things to any rights of the Lessee or the Lessor that have

accrued before such termination. If all Condition Precedents are met, this Agreement will become unconditional.

Notwithstanding anything herein to the contrary, if the terms of the Lease are not agreed by 1 October 2022 (or such later date as may be agreed between the parties, acting reasonably) the Lessor may terminate this Agreement any time thereafter by written notice to the Lessee and in such event this Agreement shall be cancelled and determined without prejudice in all things to any rights of the Lessee or the Lessor that have accrued before such termination.

(b) **Lessor's Works:**

Once the Condition Precedents have been satisfied, the Lessor will, at the Lessor's cost, undertake the following works:

- i. install ducted reverse cycle air-conditioning throughout the Premises;
- ii. install new carpet within the Premises (in consultation with the Lessee, both parties acting reasonably); and
- iii. ensure the Premises comply with relevant fire safety codes.

(“**Lessor Works**”)

The Lessor shall use all reasonable endeavours to complete the Lessor Works as soon as practicable subject to weather constraints and plant/materials/trade availability. Any additional fire safety measures required by the Lessee or that are needed for the Lessee's specific use of the Premises will be at the Lessee's cost and subject to the Lessor's prior approval.

(c) **Lessee's Works:**

The Lessee may, at the Lessee's cost, install LED lighting throughout the Premises subject to the Lessor's approval.

**12. FIRST MONTH'S RENT IN ADVANCE:**

At the time the Lessee returns to the Lessor's agent this Agreement duly signed by the Lessee the Lessee shall pay to the Lessor's agent a deposit equivalent to one twelfth of the annual rent for the initial term being **\$2,916.67 (plus GST if applicable)** which will be held in trust until the execution of the Lease and shall then be applied toward the payment of the first month's rent. In the event that the Lessee withdraws from negotiations and/or does not sign a formal Lease (subject to Special Condition 11(a)) then all reasonable costs (including the cost of the Lease) will be deducted from the deposit and the balance (if any) will be returned to the Lessee within a reasonable time.

**13. DIRECTORS GUARANTEE**

Not applicable.

**14. BANK GUARANTEE**

Prior to the Commencement Date, the Lessee shall arrange for the issue to the Lessor of a Bank Guarantee (with no expiry) for the sum of **\$8,750.00 (plus GST if applicable)** (being equivalent to three (3) months rent) to secure the Lessor against loss or damage resulting from any breach or default of the terms of the Lease by the Lessee. If any breach of or default of the Lease occurs, the Lessor may without prior notice to the Lessee demand payment under the Bank Guarantee in or towards making good any loss or damage sustained by the Lessor as a result of that breach or default. The Lessee shall at all times ensure that any Bank Guarantee is kept current and enforceable for the term of the Lease.

**15. AGREEMENT LEGALLY BINDING:**

The Lessor and the Lessee agree that:

- (a) the Lessee will sign this Agreement and pay the deposit within seven (7) days of submission to the Lessee.
- (b) the submission by the Lessee to the Lessor or the Lessor's Conveyancer of a copy of this Agreement, executed by or on behalf of the Lessee but not the Lessor, shall be deemed to constitute an offer by the Lessee to the Lessor to lease the Premises; and
- (c) upon the execution of this Agreement by or on behalf of both parties this Agreement shall constitute a tenancy agreement which shall be binding upon both parties and shall be enforceable by each of them.

**16. DEFAULT:**

Without limiting the Lessor's rights as against the Lessee at law or in equity or otherwise, in the event of a breach of the obligations of the Lessee pursuant to the terms of this Agreement the Lessee hereby agrees that:

- (a) the first month's rental shall be forfeited to the Lessor; and
- (b) any costs and disbursements incurred by the Lessor pursuant to this Agreement or arising out of the breach of the same by the Lessee shall be payable by the Lessee; and
- (c) all costs of and incidental to procuring another tenant to lease the Premises, including all loss of rental, shall be payable by the Lessee.

**17. EXECUTION OF LEASE:**

- (a) This Agreement is subject to the Lessee's review of the draft Lease and the negotiation of requested amendments, both parties acting reasonably. The formal

lease shall be prepared by the Lessor's Conveyancer and shall be in the form accompanying this Agreement (which the Lessee acknowledges having received) and prepared as soon as is reasonably practical upon the Lessee's execution of this Agreement. The Lease shall contain the terms and conditions recorded in this Agreement and such other terms and conditions as the Lessor's Conveyancer deems reasonable for a lease of Premises of the kind hereby leased provided that such other terms and conditions shall not vary the terms hereby agreed.

(b) The Lessee hereby agrees to execute the agreed lease within seven (7) days of its submission to the Lessee and, in any event, prior to the Lessee becoming entitled to occupation of the Premises. Failure by the Lessee to execute the Lease shall be a default under this Agreement but shall not in any way prejudice the binding nature of this Agreement.

#### 18. REGISTRATION OF LEASE, COSTS AND DISBURSEMENTS

(a) The Lessor's costs and expenses incurred in the preparation, negotiation, completion and registration of the Lease (including mortgagee consent, if applicable) are to be shared equally by the Lessor and Lessee.

(b) All costs involved in the registration and stamping of the lease and the preparation, negotiation, completion and registration of any other document are to be borne by the Lessee.

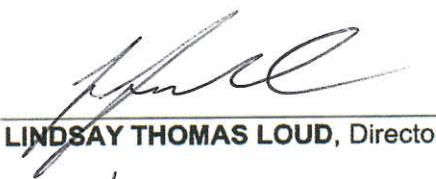
\*Lessee to circle desired option:

THE LESSEE DOES / DOES NOT REQUIRE THE LEASE TO BE REGISTERED

DATED the 6<sup>th</sup> day of September 2022

#### LESSOR:

EXECUTED by PUGLEY PROPERTY )  
PTY LTD (ACN 638 422 983) in )  
accordance with Section 127 (1) of )  
the Corporations Act 2001: )

  
LINDSAY THOMAS LOUD, Director

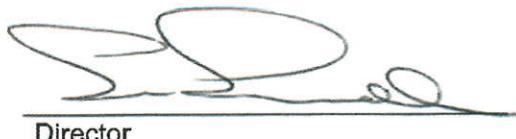
  
VICKI LEIGH LOUD, Director

**IMPORTANT NOTICE**

The Lessor does not warrant that the Premises you are about to lease will for the duration of your Lease be structurally suitable for the type of business you intend to carry on.

**LESSEE:**

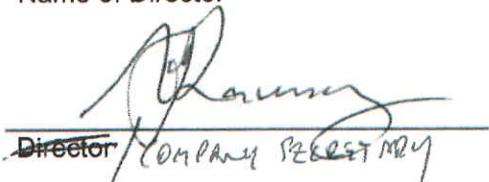
**EXECUTED by HANDS ON SA LIMITED )**  
(ACN 007 629 012) in accordance with )  
Section 127 (1) of the Corporations Act )  
2001: )



Director

SAM SEEMANN

Name of Director

  
\_\_\_\_\_  
Director / Company SECRETARY

ANDREW RAMSEY  
Name of ~~Director~~ / Company SECRETARY



*Your house is  
in good hands.*

# Personal Property Securities Register Search

("PPSR")

---

Annexure to Form 1 Statement



05/09/2025

## Grantor Search Certificate

This is a grantor search certificate for a grantor search

This Search certificate is provided under section 174 of the *Personal Property Securities Act 2009*

Search certificate number: 8867326955610001

Search number: 886732695561

This search certificate reflects the data contained in the PPSR at 05/09/2025 17:04:38 (Canberra Time).

### Search Criteria Details

Grantor type:	Organisation
ACN:	638422983
PPSR registration state searched:	(Verified by ASIC Register)
Collateral class:	Current
PMSI:	Registrations that are either a PMSI or not a PMSI
Transitional:	Not Transitional
	Transitional - non migrated
	Transitional - migrated
Registration Kind:	All registration kinds
Sort registrations by number:	Ascending

### PPSR Registration Details

There is no security interest or other registration kind registered on the PPSR against the organisation grantor identifier in the search criteria details.

#### How to verify this certificate on the PPSR

You can use the search number from an original search (as shown on this certificate) to retrieve the original search results and to issue a copy of the search certificate at <https://transact.ppsr.gov.au/ppsr/Home>.

There is no fee, however this process will not provide any update to the information in the original search.

#### Privacy and Terms and Conditions

The Australian Financial Security Authority is subject to the *Privacy Act 1988* which requires that we comply with the Australian Privacy Principles (APPs) set out in the Act. The APPs set out how Australian Government agencies should collect, use, store and disclose personal information and how individuals can access records containing their personal information.

Access to and use of the PPSR is subject to the General Conditions of Use, as well as other relevant terms and conditions. All relevant terms and conditions can be found at [www.ppsr.gov.au](http://www.ppsr.gov.au).

End of search certificate

EMAIL: [enquiries@ppsr.gov.au](mailto:enquiries@ppsr.gov.au) WEBSITE: [www.ppsr.gov.au](http://www.ppsr.gov.au)

This search certificate reflects the data contained in the PPSR at 05/09/2025 17:04:38 (Canberra Time).

---

GPO Box 1944 Adelaide SA 5001

1300 00 77 77