

Form 1—Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A—Parties and land

- 1 Purchaser:
Address:
- 2 Purchaser's registered agent: **NOT APPLICABLE**
Address:
- 3 Vendor: **EMU BAY DEVELOPMENTS PTY. LTD. (ACN: 103 789 117)**
Address: **474A ANZAC HIGHWAY CAMDEN PARK SA 5038**
- 4 Vendor's registered agent: **Ouwens Casserly Real Estate Pty. Ltd.**
Address: **200 East Terrace Adelaide SA 5000**
- 5 Date of contract (if made before this statement is served): / /2022
- 6 Description of the land: **58 HAMILTON DRIVE EMU BAY SA 5223 BEING THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME 5852 FOLIO 457 ALLOTMENT 100 DEPOSITED PLAN 57161 IN THE AREA NAMED EMU BAY HUNDRED OF MENZIES**

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

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:
474A ANZAC HIGHWAY CAMDEN PARK SA 5038
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:
FAX: N/A **EMAIL: NICKV@OCRE.COM.AU**
(being a number or address provided to you by the vendor for the purpose of service of the notice); or
- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:
200 EAST TERRACE ADELAIDE SA 5000
(being the agent's address for service under the *Land Agents Act 1994*)

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

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

5—Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase—

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

Part C—Statement with respect to required particulars

(section 7(1))

To the purchaser:

We, EMU BAY DEVELOPMENTS PTY. LTD. (ACN: 103 789 117),
of 474A ANZAC HIGHWAY CAMDEN PARK SA 5038 the vendors 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: 18 / 03 / 2022

Scott Salisbury

Signed:

DIRECTOR/SECRETARY: SCOTT JAMES SALISBURY

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

(section 9)

To the purchaser:

I, MELANIE SUSAN WOMERSLEY of 147 FROME STREET ADELAIDE SA 5000

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

Exceptions: **NIL**

Date: 03/03/2022

Melanie Womersley

Signed:

Person authorised to act on behalf of Vendor's agent (pursuant to the agent's written authority)

Schedule—Division 1—Particulars of mortgages, charges and prescribed encumbrances affecting the land

(section 7(1)(b))

Note—

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

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

- (a) there is an attachment to this statement and—
 - (i) all the required particulars are contained in that attachment; and
 - (ii) the attachment is identified in column 2; and
 - (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or
- (b) the mortgage, charge or prescribed encumbrance—
 - (i) is one of the following items in the table:
 - (A) under the heading 1. General—
 - 1.1 Mortgage of land
 - 1.4 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

[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	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>Number of mortgage (if registered):</p> <ol style="list-style-type: none"> 1. 9581267 2. ANY AND ALL CHARGES REGISTERED ON THE PPSR OVER EMU BAY DEVELOPMENTS PTY. LTD. TO BE DISCHARGED AS REGARDS CT5852/457 <p>Name of mortgagee:</p> <ol style="list-style-type: none"> 1. NATIONAL AUSTRALIA BANK LTD. 2. ANY AND ALL CHARGEES 	<p>YES</p> <p>YES</p> <p>NO</p>
1.2	<p>Easement (whether over the land or annexed to the land)</p> <p>Note—</p> <p>"Easement" includes rights of way and party wall rights</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>Description of land subject to easement: PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE</p>	<p>YES</p> <p>NO</p> <p>NO</p>

Nature of easement: **STATUTORY EASEMENT TO SA POWER NETWORKS**

Are you aware of any encroachment on the easement? **NO**

If YES, give details:

If there is an encroachment, has approval for the encroachment been given? **N/A**

If YES, give details:

1.3 Restrictive covenant
NOT APPLICABLE

Is this item applicable?

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

Are there attachments?

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?

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.) **NOT APPLICABLE**

Is this item applicable?

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

Are there attachments?

Names of parties:

Period of lease, agreement for lease etc:

Amount of rent or licence fee:

Is the lease, agreement for lease etc in writing?

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

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

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

5. Development Act 1993

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

Is this item applicable?

YES

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

NO

Are there attachments? REFER KANGAROO ISLAND COUNCIL SEARCH SECTION 42 AND ATTACHMENTS

YES

Condition(s) of authorisation: REFER KANGAROO ISLAND COUNCIL SEARCH

5.2	<p>section 50(1)—Requirement to vest land in a council or the Crown to be held as open space NOT APPLICABLE</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p>Are there attachments? STATE PLANNING COMMISSION RESPONSE DATED 28/02/2022</p> <p>Date requirement given:</p> <p>Name of body giving requirement:</p> <p>Nature of requirement:</p> <p>Contribution payable (if any):</p>	YES
5.3	<p>section 50(2)—Agreement to vest land in a council or the Crown to be held as open space NOT APPLICABLE</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p>Are there attachments? STATE PLANNING COMMISSION RESPONSE DATED 28/02/2022</p> <p>Date requirement given:</p> <p>Name of body giving requirement:</p> <p>Nature of requirement:</p> <p>Contribution payable (if any):</p>	YES
6. Repealed Act conditions			
6.1	<p>Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p>Are there attachments? REFER KANGAROO ISLAND COUNCIL SEARCH REPEALED ACT CONDITIONS AND ATTACHMENTS</p> <p>Nature of condition(s): REFER KANGAROO ISLAND COUNCIL SEARCH</p>	<p>YES</p> <p>NO</p> <p>YES</p>
19. Land Tax Act 1936			
19.1	<p>Notice, order or demand for payment of land tax</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p>Are there attachments? REFER CERTIFICATE OF LAND TAX PAYABLE</p> <p>Date of notice, order or demand: 22/02/2022</p> <p>Amount payable (as stated in the notice): \$16,277.22</p>	<p>YES</p> <p>YES</p> <p>YES</p>
21. Local Government Act 1999			
21.1	<p>Notice, order, declaration, charge, claim or demand given or made under the Act</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p>	<p>YES</p> <p>YES</p>

Are there attachments? REFER KANGAROO ISLAND COUNCIL SEARCH RATES CERTIFICATE

Date of notice, order etc.: **23/02/2022**

Name of council by which, or person by whom, notice, order etc. is given or made: **KANGAROO ISLAND COUNCIL**

Land subject thereto: **58 HAMILTON DRIVE EMU BAY SA 5223**

Nature of requirements contained in notice, order etc.: **REFER KANGAROO ISLAND COUNCIL SEARCH**

Time for carrying out requirements: **REFER KANGAROO ISLAND COUNCIL SEARCH**

Amount payable (if any): **REFER KANGAROO ISLAND COUNCIL SEARCH**

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>	Is this item applicable? Will this be discharged or satisfied prior to or at settlement?	YES NO
		Are there attachments? REFER KANGAROO ISLAND COUNCIL SEARCH. PART 5 – PLANNING AND DESIGN CODE AND PLANSA DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES	YES
		Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): ZONE: TD TOURISM DEVELOPMENT SUBZONE: NIL ZONING OVERLAYS: REFER PLANSA DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES FOR OVERLAYS	
		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: NO	
		Note - For further information about the Planning and Design Code visit www.code.plan.sa.gov.au .	
29.2	section 127—Condition	Is this item applicable?	

<p>(that continues to apply) of a development authorisation NOT APPLICABLE</p>	<p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments:</i></p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>
<p>29.10 section 198(1)—Requirement to vest land in a council or the Crown to be held as open space NOT APPLICABLE</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> STATE PLANNING COMMISSION RESPONSE DATED 28/02/2022 YES</p> <p>Date requirement given:</p> <p>Name of body giving requirement:</p> <p>Nature of requirement:</p> <p>Contribution payable (if any):</p>
<p>29.11 section 198(2)—Agreement to vest land in a council or the Crown to be held as open space NOT APPLICABLE</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> STATE PLANNING COMMISSION RESPONSE DATED 28/02/2022 YES</p> <p>Date of agreement:</p> <p>Names of parties:</p> <p>Terms of agreement:</p> <p>Contribution payable (if any):</p>

Schedule—Division 2—Other particulars (section 7(1)(b))

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*)?

REFER KANGAROO ISLAND COUNCIL SEARCH. COUNCIL ANSWERED YES TO CHANGES IN THE USE OF THE LAND OF PART OF THE LAND (WITHIN THE MEANING OF THE DEVELOPMENT ACT 1993) – REFER DETAILS IN ITEMS 4.2 AND 5.1 OF THE COUNCIL SEARCH.

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.

Annexures

The following documents are annexed hereto -

Property Interest Report

Copy of certificate(s) of title to the land

Kangaroo Island Council Search

State Planning Commission response dated 28/02/2022

SA Water, Emergency Service Levy and Land Tax Searches

Form R3 – Buyers Information Notice

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 _____ 2022

Signed: _____

Purchaser(s)

Property Interest Report

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

Title Reference	CT 5852/457	Reference No. 2337647
Registered Proprietors	EMU BAY DEVELOPMENTS PTY LTD	Prepared 22/02/2022 10:20
Address of Property	58 HAMILTON DRIVE, EMU BAY, SA 5223	
Local Govt. Authority	KANGAROO ISLAND COUNCIL	
Local Govt. Address	PO BOX 121 KINGSCOTE SA 5223	

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

Table of Particulars

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

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

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

1. General

- | | | |
|-----|--|--|
| 1.1 | Mortgage of land
<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.2 | Easement
(whether over the land or annexed to the land)

Note--"Easement" includes rights of way and party wall rights

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.3 | Restrictive covenant

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence
(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title

also

Contact the vendor for these details |
| 1.5 | Caveat | Refer to the Certificate of Title |
| 1.6 | Lien or notice of a lien | Refer to the Certificate of Title |

2. Aboriginal Heritage Act 1988

- | | | |
|-----|---|--|
| 2.1 | section 9 - Registration in central archives of an Aboriginal site or object | Aboriginal Heritage Branch in Aboriginal Affairs and Reconciliation Division in DPC 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 Heritage Branch in Aboriginal Affairs and Reconciliation Division in DPC has no record of any direction affecting this title |

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement Aboriginal Heritage Branch in Aboriginal Affairs and Reconciliation Division in DPC has no record of any agreement affecting this title

also

Refer to the Certificate of Title

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

3.1 section 8 - Human remains interred on land Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title

also

contact the vendor for these details

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

4.1 section 5 - Notice requiring payment Crown Lands Program in DEW has no record of any notice affecting this title

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

5.1 section 42 - Condition (that continues to apply) of a development authorisation State Planning Commission in the Attorney-General's Department has no record of any conditions that continue to apply, affecting this title

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

also

Contact the Local Government Authority for other details that might apply

5.2 section 50(1) - Requirement to vest land in a council or the Crown to be held as open space **State Planning Commission in the Attorney-General's Department will respond with details relevant to this item**

also

Contact the Local Government Authority for other details that might apply

5.3 section 50(2) - Agreement to vest land in a council or the Crown to be held as open space **State Planning Commission in the Attorney-General's Department will respond with details relevant to this item**

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work State Planning Commission in the Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department has no record of any notice affecting this title

- | | | |
|------|--|---|
| 5.10 | section 84 - Enforcement notice | State Planning Commission in the Attorney-General's Department 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 Attorney-General's Department has no record of any conditions that continue to apply, affecting this title |
| | | also |
| | | Contact the Local Government Authority for other details that might apply |
| 5.12 | Part 11 Division 2 - Proceedings | Contact the Local Government Authority for other details that might apply |
| | | also |
| | | Contact the vendor for these details |

6. Repealed Act conditions

- | | | |
|-----|---|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) | State Planning Commission in the Attorney-General's Department 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 |
| | | <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> |

7. Emergency Services Funding Act 1998

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

8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

Act

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

19. **Land Tax Act 1936**

- | | | |
|------|---|--|
| 19.1 | Notice, order or demand for payment of land tax | A Land Tax Certificate will be forwarded.
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

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

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

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

21. **Local Government Act 1999**

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

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

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

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

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

24. **Mining Act 1971**

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

24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
25. <i>Native Vegetation Act 1991</i>		
25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title
26. <i>Natural Resources Management Act 2004 (repealed)</i>		
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. <i>Outback Communities (Administration and Management) Act 2009</i>		
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
- Planning and Land Use Services in the Attorney-General's Department has no record of a Planning and Design Code Amendment on consultation affecting this title

Following the repeal of the Development Act 1993 and its replacement with the Planning, Development and Infrastructure Act 2016 on 19 March 2021, all new Development Applications will now be assessed against the Planning and Design Code (The Code).

The Code is the cornerstone of South Australia's new planning system, and is the single source of planning policy for assessing development applications across the State. The purpose of this is to make the planning process quicker, simpler and more equitable than ever before, affording South Australians greater access to planning information that is consistent and clear. This in turn will help the community to navigate the planning system when building a house, developing a business, or progressing large commercial developments. The Code has now replaced all South Australian Development Plans.

**Further information on the Code is available on the PlanSA Portal.
<https://code.plan.sa.gov.au>**

Or call 1800 752 664 (Option 1)

- 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department will respond with details relevant to this item
also
Contact the Local Government Authority for other details that might apply
- 29.11 section 198(2) - Agreement to vest land in a council or the Crown to be held as open space
State Planning Commission in the Attorney-General's Department will respond with details relevant to this item
also
Contact the Local Government Authority for other details that might apply
- 29.12 Part 16 Division 1 - Proceedings
Contact the Local Government Authority for details relevant to this item
also
Contact the vendor for other details that might apply
- 29.13 section 213 - Enforcement notice
State Planning Commission in the Attorney-General's Department 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 Attorney-General's Department 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 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (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 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with)

Public Health in DHW has no record of any order affecting this title
also

Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

- 32.1 section 66 - Direction or requirement to avert spread of disease

Public Health in DHW has no record of any direction or requirement affecting this title

- 32.2 section 92 - Notice

Public Health in DHW has no record of any notice affecting this title
also

Contact the Local Government Authority for other details that might apply

- 32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval

Public Health in DHW has no record of any condition affecting this title
also

Contact the Local Government Authority for other details that might apply

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

- 33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

34. *Water Industry Act 2012*

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

**An SA Water Certificate will be forwarded.
If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**

also

The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title

also

Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.

also

Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.

also

Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.

35. *Water Resources Act 1997 (repealed)*

- 35.1 section 18 - Condition (that remains in force) of a permit

DEW has no record of any condition affecting this title

- 35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy

DEW has no record of any notice affecting this title

36. *Other charges*

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference: CT 5852/457
Status: CURRENT
Edition: 4

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

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 5852 Folio 457

Parent Title(s) CT 5656/87
Creating Dealing(s) RTC 9086754
Title Issued 06/08/2001 Edition 4 Edition Issued 15/05/2003

Estate Type

FEE SIMPLE

Registered Proprietor

EMU BAY DEVELOPMENTS PTY. LTD. (ACN: 103 789 117)
OF C/- 154 BRIGHTON ROAD SOMERTON PARK SA 5044

Description of Land

ALLOTMENT 100 DEPOSITED PLAN 57161
IN THE AREA NAMED EMU BAY
HUNDRED OF MENZIES

Easements

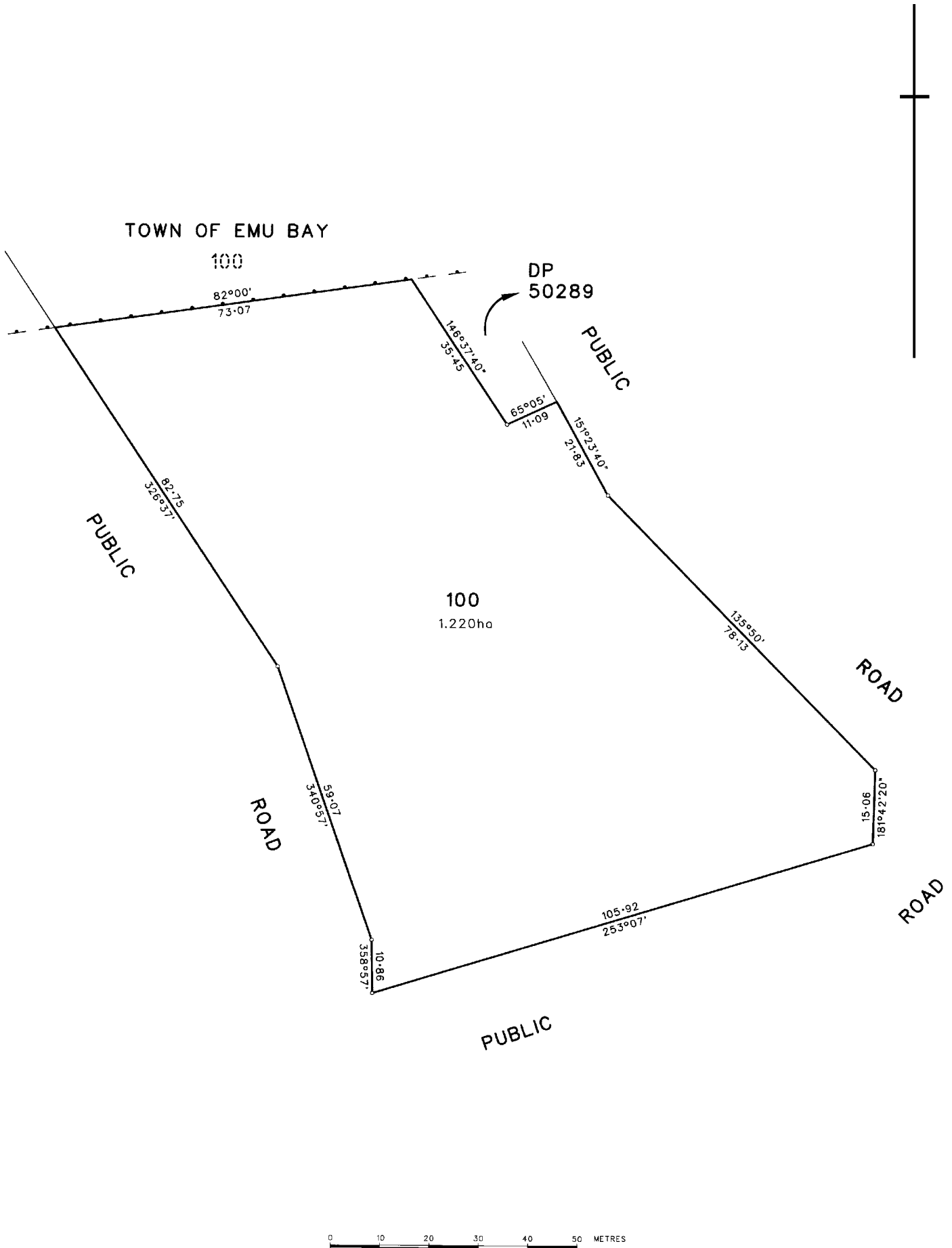
NIL

Schedule of Dealings

Dealing Number	Description
9581267	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (SINGLE COPY ONLY)

Notations

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



Certificate of Title

Title Reference CT 5852/457
Status CURRENT
Easement NO
Owner Number 70617620
Address for Notices PO BOX 2075 MORPHETTVILLE 5043
Area 1.220HA (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

EMU BAY DEVELOPMENTS PTY. LTD. (ACN: 103 789 117)
OF C/- 154 BRIGHTON ROAD SOMERTON PARK SA 5044

Description of Land

ALLOTMENT 100 DEPOSITED PLAN 57161
IN THE AREA NAMED EMU BAY
HUNDRED OF MENZIES

Last Sale Details

Dealing Reference TRANSFER (T) 9581266
Dealing Date 30/04/2003
Sale Price \$200,000
Sale Type TRANSFER OF A PARTIAL INTEREST OR AN INTEREST IN MULTIPLE TITLES

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	9581267	NATIONAL AUSTRALIA BANK LTD.

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
5206485966	CURRENT	58 HAMILTON DRIVE, EMU BAY, SA 5223

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	5206485966
Type	Site & Capital Value
Date of Valuation	01/01/2021
Status	CURRENT
Operative From	01/07/2001
Property Location	58 HAMILTON DRIVE, EMU BAY, SA 5223
Local Government	KANGAROO ISLAND
Owner Names	EMU BAY DEVELOPMENTS PTY. LTD.
Owner Number	70617620
Address for Notices	PO BOX 2075 MORPHETTVILLE 5043
Zone / Subzone	TD - Tourism Development\
Water Available	No
Sewer Available	No
Land Use	1100 - House
Description	4H
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D57161 ALLOTMENT 100	CT 5852/457

Values

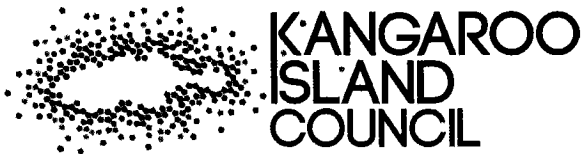
Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$920,000	\$1,000,000			
Previous	\$830,000	\$910,000			

Building Details

Valuation Number 5206485966

Building Style	Conventional
Year Built	1990
Building Condition	Good
Wall Construction	Cement Sheet; Weatherbrd; Log
Roof Construction	Galvanised Iron
Equivalent Main Area	90 sqm
Number of Main Rooms	5

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



address 43 Dauncey Street, Kingscote
 postal PO Box 121, Kingscote SA 5223
 phone 08 8553 4500 | fax 08 8553 2885
 email kicouncil@kicouncil.sa.gov.au
 web kangarooisland.sa.gov.au
 abn 93 741 277 391

Date: 23 February 2022

Assessment N^o: A58821
 VG N^o.: 5206485966

Form One on Frome
 info@form1onfrome.com.au

BPay biller code: 88963
 BPay reference No. 1000588215

Property owner/s:	Emu Bay Developments Pty Ltd
Property address:	58 HAMILTON DRIVE EMU BAY

Certificate of Title/s:	CT5852/457			
Section/s				
Lot/s	100			

Current Year's General Rates:	\$	3575.00
Current Year's Waste - Treatment & Disposal	\$	265.00
Current Year's Waste - Collection	\$	119.00
Current Year's Landscape Levy	\$	79.00
Current Year's CWMS	\$	
less Rate Rebates	\$	0.00
Total 2021/22 Rates	\$	4038.00

plus Rate Arrears (including fines & interest)	\$	0.00
plus Sundry Debtors	\$	
less Rebates & Concessions	\$	0.00
less Payments	\$	2019.00
Total Rates Payable	\$	2019.00

A free update of the rates payable for the same financial **quarter** is available by emailing a request within two weeks of settlement occurring (please advise date with request) to Council at: rates@kicouncil.sa.gov.au

I certify that the charges set out above were due and payable at the date of giving this certificate.

Greg Georgopoulos
 Chief Executive Officer

Data Extract for Section 7 search purposes

Valuation ID 5206485966

Parcel ID: D57161 A100

Certificate Title: CT5852/457

Property Address: 58 HAMILTON DR EMU BAY SA 5223

Zones

TD Tourism Development

Subzones

No

Zoning overlays

Overlays

All structures over 45 metres Airport Building Heights (Regulated)

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.

Medium Hazards (Bushfire - Medium Risk)

The Hazards (Bushfire - Medium Risk) Overlay seeks to ensure development responds to the medium level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency service vehicles.

Hazards (Flooding - Evidence Required)

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

Native Vegetation

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

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 to be a significant tree or trees in the Planning and Design Code

NO

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 Building Indemnity Insurance

No

Associated DA Conditions

No

Associated DA Info

No

GIS Dataset

LMAS

No

**PRESCRIBED INFORMATION (SECTION 7 COUNCIL SEARCH)
 Land and Business (Sales and Conveyancing) Act 1994**

PRESCRIBED ENCUMBRANCES	PARTICULARS REQUIRED (responses will be highlighted Bold Text).
<p>Section 12(1)(a) Council Interests over Land</p>	
<p><i>Items 1.3, 1.5, 1.6</i> Registered interest in the land or property</p>	<p>Any Caveat, Lien, Encumbrance, Restrictive Covenant or other registered interest in the Land by Kangaroo Island Council</p> <p>a. Is this Applicable No</p> <p>b. Will this be discharged or satisfied prior to, or at settlement? No</p> <p>c. Are there attachments? No</p> <p>Enter Details</p>
<p>4. Development Act 1993</p>	
<p><i>Item 4.1</i> Development Plan under the Development Act 1993</p>	<p>a. Is this Applicable Yes</p> <p>b. Will this be discharged or satisfied prior to, or at settlement? No</p> <p>c. Are there attachments? No</p> <p>Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan).</p> <p>KANGAROO ISLAND DEVELOPMENT PLAN (Consolidated version effective at the date of this search)</p> <p>Planning Policy Zone: Tourist Accommodation Zone Map KI/22</p> <p>Secondary Zone Map Insert Map No.</p> <p>Tertiary Zone Map Insert Map No.</p> <p>Policy Area Delineated in the Plan: Policy Area 7 Emu Bay</p> <p>Zone D - Airport Obstacle Building Height Limitation</p> <p>Choose an item.</p> <p>Bushfire Risk Zone: Medium Bushfire Risk Zone BPA Map KI/18</p> <p>Secondary Fire Risk Zone (if applicable): Secondary Risk Level BPA Map Insert Map No.</p> <p>Is the land situated in a designated State Heritage Area? No If Yes, ID No Enter Heritage ID</p> <p>Is the land designated as a place of local heritage value? No If Yes, ID No Enter Heritage ID</p> <p>Is there a current Development Plan Amendment released for public consultation by Council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? No</p> <p>State the name of the Council:</p>

	<p>Add Council if Applicable Enter Name of Amendment</p> <p>Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? No Enter Name of Amendment</p>
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ADDITIONAL INFORMATION – Not in substitution of any information provided in this Statutory Search:

NOTE: Please be aware of the impending introduction of the New State Planning Strategy, the Planning, Development and Infrastructure Act 2016 & Associated Planning & Design Code(s):

Council takes this opportunity to inform you that pursuant to the *Planning Development and Infrastructure Act 2016* (Section 65, Clause 2 of Schedule 6 and Clause 9 (7) of Schedule 8), the Council's Development Plan will be repealed in full and replaced with the Planning and Design Code (Code) at a time on or before a date to be designated by the Minister for Planning.

For further information regarding this change, including the opportunity for comment in relation to the content of the Code, please refer to the SA Planning Portal at <https://www.saplanningportal.sa.gov.au>.

4. Development Act 1993 (continued)

<p><i>Item 4.2</i> Condition (that continues to apply) of a development authorisation (under the Development Act 1993).</p>	<p>a. Is this Applicable Yes</p> <p>b. Will this be discharged or satisfied prior to, or at settlement? No</p> <p>c. Are there attachments? Yes</p> <p>Authorisations or consents with Continuing operable condition(s): 520/228/00 – Re-develop existing caravan park at Lot 4 Emu Bay (lapsed) 520/006/03 – Re-develop camping grounds & create new housing development (was not completed) 520/256/02 - alterations and additions to existing dwelling</p> <p>Additional authorisations or consents without operable conditions: Enter DA Number & Description Enter DA Number & Description Enter DA Number & Description</p> <p>Copies Attached</p>
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5. Repealed Acts

<p><i>Item 5.1</i> Condition (that continues to apply) of an approval or authorisation granted under any of the following repealed Acts: <i>Building Act 1971</i> <i>Planning & Development Act 1966</i> <i>Planning Act 1982</i></p>	<p>a. Is this Applicable Yes</p> <p>b. Will this be discharged or satisfied prior to, or at settlement? No</p> <p>c. Are there attachments? Yes</p> <p>Authorisations or consents with Continuing operable condition(s): 521/90/90 Erecting a garage Enter DA Number & Description Enter DA Number & Description</p> <p>Additional authorisations or consents without operable conditions: Enter DA Number & Description Enter DA Number & Description Enter DA Number & Description</p> <p>Copies Attached</p>
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4 Development Act 1993 (continued)	
<p>Item 4.3 Requirements under Section 50(1) of the Development Act 1993 to vest land in a Council or the Crown to be held as open space (<i>where land division comprises more than 20 allotments, with one or more allotments less than 1 ha in area</i>).</p>	<p>a. Is this Applicable No</p> <p>b. Will this be discharged or satisfied prior to, or at settlement? Yes / No</p> <p>c. Are there attachments? Yes / No</p> <p>Enter Description</p>
<p>Item 4.4 Agreement under Section 50(2) of the Development Act 1993 to vest land in a Council or the Crown to be held as open space. (<i>where land division comprised more than 20 allotments, with one or more allotments less than 1 ha in area</i>).</p>	<p>a. Is this Applicable No</p> <p>b. Will this be discharged or satisfied prior to, or at settlement? Yes / No</p> <p>c. Are there attachments? Yes / No</p> <p>Enter Description</p>
<p>Item 4.5 Order under Section 55 of the Development Act 1993 (<i>to remove development / building work</i>).</p>	<p>a. Is this Applicable No</p> <p>b. Will this be discharged or satisfied prior to, or at settlement? Yes / No</p> <p>c. Are there attachments? Yes / No</p>
<p>Item 4.6 Notice or order under Section 56 of that Act (<i>to complete development / building work</i>).</p>	<p>a. Is this Applicable No</p> <p>b. Will this be discharged or satisfied prior to, or at settlement? Yes / No</p> <p>c. Are there attachments? Yes / No</p>
<p>Item 4.7 Land Management Agreement under Section 57 of the Development Act 1993.</p>	<p>a. Is this Applicable No</p> <p>b. Will this be discharged or satisfied prior to, or at settlement? Yes / No</p> <p>c. Are there attachments? Yes / No</p>
<p>Item 4.9 Section 69 – Emergency Order</p>	<p>a. Is this Applicable No</p> <p>b. Will this be discharged or satisfied prior to, or at settlement? Yes / No</p> <p>c. Are there attachments? Yes / No</p>
<p>Item 4.10 Section 71 – Fire Safety Notice Issued (<i>by the relevant Building Fire Safety Committee or Authorised Officer</i>).</p>	<p>a. Is this Applicable No</p> <p>b. Will this be discharged or satisfied prior to, or at settlement? Yes / No</p> <p>c. Are there attachments? Yes / No</p>
<p>Item 4.11 Section 84 Enforcement Notice</p>	<p>a. Is this Applicable No</p> <p>b. Will this be discharged or satisfied prior to, or at settlement? Yes / No</p> <p>c. Are there attachments? Yes / No</p>
<p>Item 4.12 Section 85(6), 85(10) or 106 – Enforcement Order.</p>	<p>a. Is this Applicable No</p> <p>b. Will this be discharged or satisfied prior to, or at settlement? Yes / No</p> <p>c. Are there attachments? Yes / No</p>
<p>Item 4.13 Part 11 Division 2 - Proceedings</p>	<p>a. Is this Applicable No</p> <p>If YES, identify the attachment(s) and (if applicable, the part(s) containing the particulars)</p> <p>b. Date of commencement of proceedings (if unresolved): DD / MM / YYYY</p> <p>c. Date of Determination or Order (if any): DD / MM / YYYY</p> <p>Attachments or Unresolved</p>
Sch. 6 Additional Information held by Council	

<p><i>Schedule 1 Part 6</i></p> <p>Does the council hold details of any development approvals relating to—</p> <p>Note— 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.</p> <p>It should be noted that—</p> <ul style="list-style-type: none"> 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. 	<p>Is this Applicable No</p> <p>a. commercial or industrial activity at the land? Yes / No</p> <p>Or,</p> <p>b. a change in the use of the land or part of the land (within the meaning of the Development Act 1993) Yes</p> <p>c. See attached approval(s): As per details in Item 4.2 of this Search As per details in Item 5.1 of this Search Choose an item.</p>
<p>9. Fire & Emergency Services Act 2005</p>	
<p><i>Item 9.1</i></p> <p>Notice under Section 105F of the Fire and Emergency Services Act 2005. (or Section 56 or 83 (Repealed)) (to take action to prevent outbreak or spread of fire).</p> <p>Note- Council's practice is to issue a letter as a Bushfire Prevention Notice. Evidence of this Section 105F letter does not necessarily constitute a Notice under the Fire and Emergency Services Act 2005.</p>	<p>a. Is this Applicable No</p> <p>b. Historic Notices may exist? Yes</p> <p>c. Current operative notice? Yes / No</p> <p>d. Will this be discharged or satisfied prior to, or at settlement? Yes / No</p> <p>e. Are there attachments? Yes / No</p>
<p>10. Food Act 2001</p>	
<p><i>Item 10.1</i></p> <p>Section 44 – Improvement Notice (order for food premises / equipment to be upgraded or improved or implementation of food safety program).</p>	<p>a. Is this Applicable No</p> <p>b. Will this be discharged or satisfied prior to, or at settlement? Yes / No</p> <p>c. Are there attachments? Yes / No</p>
<p><i>Item 10.2</i></p> <p>Section 46- Prohibition Order (order prohibiting use of food premises / equipment unfit for use).</p>	<p>a. Is this Applicable No</p> <p>b. Will this be discharged or satisfied prior to, or at settlement? Yes / No</p> <p>c. Are there attachments? Yes / No</p>
<p>15. Housing Improvement Act 1940</p>	
<p><i>Item 15.1</i></p> <p>Section 23 – declaration that house is undesirable or unfit for human habitation.</p>	<p>a. Is this Applicable No</p> <p>b. Will this be discharged or satisfied prior to, or at settlement? Yes / No</p> <p>c. Are there attachments? Yes / No</p>
<p>18. Local Government Act 1934</p>	
<p><i>Item 18.1</i></p> <p>Any outstanding notice, order, declaration, charge, claim or demand given or made (under the Local Government Act 1934).</p>	<p>a. Is this Applicable No</p> <p>b. Will this be discharged or satisfied prior to, or at settlement? Yes / No</p> <p>c. Are there attachments? Yes / No</p>
<p>19. Local Government Act 1999</p>	
<p><i>Item 19.1</i></p> <p>Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1999. (charges, claims, debts or arrears or notices, orders declarations or demands).</p>	<p>a. Is this Applicable Yes</p> <p>b. Will this be discharged or satisfied prior to, or at settlement? Yes</p> <p>c. Are there attachments? Yes</p> <p>Outstanding rates, debits, arrears (and the like) will be discharged upon payment in full - See attached rates charges schedule.</p>
<p>26. Public and Environmental Health Act 1978 (Repealed)</p>	
<p><i>Item 26.1</i></p> <p>Part 3 – Notice (of insanitary premises or activity resulting in pollution)</p>	<p>a. Is this Applicable No</p> <p>b. Will this be discharged or satisfied prior to, or at settlement? Yes / No</p> <p>c. Are there attachments? Yes / No</p>

<p><i>Item 26.2</i> Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (Revoked) Part 2 – Condition (that continues to apply) of an approval for WWTS.</p>	<p>a. Is this Applicable No b. Will this be discharged or satisfied prior to, or at settlement? No c. Are there attachments? No</p> <p>Applicable Notes Enter WWTS Approval Number</p>
<p><i>Item 26.3</i> Public and Environmental Health (Waste Control) Regulations 2010 (Revoked) Regulation 19 – Maintenance order (that has not been complied with, for repair, alteration or replacement of WWTS that is defective, inappropriate or inadequate).</p>	<p>a. Is this Applicable No b. Will this be discharged or satisfied prior to, or at settlement? Yes / No c. Are there attachments? Yes / No</p> <p>Applicable Notes Date</p>
<p>28. South Australian Public Health Act 2011</p>	
<p><i>Item 28.1</i> Section 66 – Direction or Requirement to avert spread of diseasejnbb</p>	<p>a. Is this Applicable No b. Will this be discharged or satisfied prior to, or at settlement? Yes / No c. Are there attachments? Yes / No</p>
<p><i>Item 28.2</i> Section 92 – Notice to prevent, eliminate, minimise or control any specified risk to public health, or to control any specified activity</p>	<p>a. Is this Applicable No b. Will this be discharged or satisfied prior to, or at settlement? Yes / No c. Are there attachments? Yes / No</p>
<p><i>Item 28.3</i> South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval</p>	<p>a. Is this Applicable No b. Will this be discharged or satisfied prior to, or at settlement? Yes / No c. Are there attachments? Yes / No</p> <p>Enter WWTS Approval Number Applicable Notes Date</p>
<p>30. Water Industry Act 2012</p>	
<p><i>Item 30.1</i> Notice or Order under the Act (requiring payment of charges or other amounts or making other requirements).</p>	<p>a. Is this Applicable No b. Will this be discharged or satisfied prior to, or at settlement? Yes / No c. Are there attachments? Yes / No d. Amount Payable (if any) Enter \$ Figure if Applicable</p>
<p>33. Other Charges</p>	
<p><i>Item 33.1</i> Charge of any kind affecting the land (not included in any other item).</p>	<p>a. Is this Applicable No b. Will this be discharged or satisfied prior to, or at settlement? Yes / No c. Are there attachments? Yes / No</p> <p>Enter Details</p>
<p>Section 12 (1)(b) Particulars of Building Indemnity Insurance</p>	
<p>Note: - Building indemnity insurance is not required for:</p> <p>(a) domestic building work for which approval under the repealed <i>Building Act 1971</i> or a development authorisation under the <i>Development Act</i> was not required; or</p> <p>(b) minor domestic work (see Section 3 of the <i>Builders Work Contractors Act 1995</i>); or</p> <p>(c) domestic building work commenced before 1 May 1987.</p> <p>(d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the <i>Building Work Contractors Act 1995</i> applies under the <i>Building Work Contractors Regulations 1996</i>;</p> <p>(e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the <i>Building Work</i></p>	<p>a. Is this Applicable No</p> <p>If Yes, Description of building work Insured: Development Application No: Prefix / DA Number / Year Date of Issue of Insurance DD / MM / YYYY</p> <p>Development Application No: Prefix / DA Number / Year Date of Issue of Insurance DD / MM / YYYY</p>

Contractors Act 1995 has been granted under section 45 of the Act.

Development Application No:
Prefix / DA Number / Year
Date of Issue of Insurance
DD / MM / YYYY

PLEASE SEE COUNCIL ADVISORY NOTES AND ATTACHED DOCUMENTS HEREAFTER

ADVISORY NOTE 1 - Smoke Detectors - The Development Regulations 1993 (Regulations 76B & 105) require the installation of suitable smoke alarms in all Class 1 & 2 (residential premises) buildings. New owners are required to comply with these requirements.

ADVISORY NOTE 2 - Septic Tank Effluent Disposal Scheme - the townships of Kingscote American River and Parndana are serviced by an effluent disposal scheme which is operated and maintained by the Kangaroo Island Council. Some allotments may not be provided with a connection or may have drains installed over a portion of the property which may restrict the location of future buildings and require access to be maintained for maintenance and asset replacement purposes. For specific information enquire at the Council office.

ADVISORY NOTE 3 - Watercourses - An owner of a land that has a watercourse running through or adjacent to the land must comply with the water resources act. Approval may be required to deposit anything in the water course obstruct the watercourse or do anything that might result in the obstruction of the watercourse, alter the course of the watercourse, or remove rock sand or soil from the bed or banks of the watercourse or otherwise interfere with the bed or banks of a watercourse, unless authorised to do so by the Relevant Authority.

ADVISORY NOTE 4 – Further Information – Should you seek any further detail additional to the above detail provided pursuant to the *Land and Business (Sale and Conveyancing) Act 1994*, an application must be made in writing to Council, indicating the specific nature of the information being sought. Records retrieval of photocopying charges may apply.

Certified:



Date: 28/02/2022

PLANNING DECISION NOTIFICATION

Development Number

521/90/90

Duplicate

FOR DEVELOPMENT APPLICATION

DATED 1 / 10 / 90

REGISTERED ON / /

To
The Manager
Emu Bay Caravan and Camping Park

Location
of
Proposed
Development
Setion 389
Hundred of Menzies

Nature of
Proposed
Development
Erecting a kiosk

From: District Council of Kingscote

In respect of this proposed development you are informed that:

- consent is refused
- consent is granted
- consent is granted subject to (') condition(s)

.....representations(s) from third parties concerning your proposal were received.

If there were third party representations, any consent or consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out below. Please also refer to the information on the back of this form about appeal rights and operation of consent.

Signed:

Date: 11 / 2 / 91

- Chairman, S.A. Planning Commission
- Town Clerk
- District Clerk
- Sheets attached

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

THE DISTRICT COUNCIL OF KINGSCOTE

Application No. 521 / 90 / 90

P.O. Box 121,
Kingscote, S.A. 5223

THE MANAGER
EMU BAY CARAVAN + CAMPING PARK No 2417

Building Permit

Dear Sir/Madam,

At a meeting of this Council held on 13. 2. 91, your plans and specifications of a KIOSK situated on Lot No.

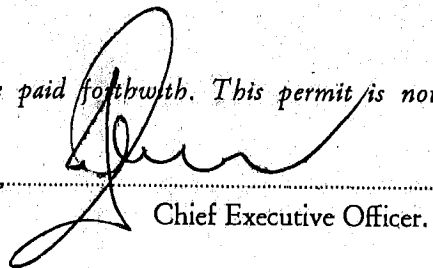
SECTION 389 HUNDRED OF MENZIES were ~~not~~ approved.

Approval is subject to your compliance in all respects with the Building Act and Regulations and Council by-laws

TIMBERWORK TO COMPLY WITH LIGHT TIMBER FRAMING
CODE (REG. 41)

The Building fee of 73.95 - 20.00 is now due and must be paid forthwith. This permit is not valid until such fee has been paid.

Yours faithfully,


Chief Executive Officer.

†74667

KANGAROO ISLAND COUNCIL
DAUNCEY STREET, KINGSCOTE

PO BOX 121, KINGSCOTE SA 5223

TELEPHONE: (08) 85532015

FAX: (08) 85532885

DECISION NOTIFICATION FORM

Development Number
520/256/02

FOR DEVELOPMENT APPLICATION

DATED 24/11/02
REGISTERED 25/10/02

To S J Salisbury Constructions
154 Brighton Road
Somerton Park SA 5044

LOCATION OF PROPOSED DEVELOPMENT:

House No: Lot No: 100 Street: Hamilton Drive Town/Suburb: Emu Bay
Section No (full)/(part): Hundred: Volume: Folio:

Nature of Proposed Development Alterations & Additions to Existing Dwelling

From Kangaroo Island Council

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No of Conditions	Consent refused	Not Applicable
Provisional Development Plan Consent	Yes	10		
Land Division				X
Land Division (Strata)				X
Provisional Building Rules Consent	Yes	6		
Public Space				X
Other				X
DEVELOPMENT APPROVAL	Yes	16		

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

Date of Decision: 2.12.02

Signed:

Date: 3/12/02

- Development Assessment Commission or delegate
- Council Chief Executive Officer or delegate
- Private Certifier
- Sheets Attached

**DEVELOPMENT ACT 1993 CONDITIONS OF PROVISIONAL
DEVELOPMENT PLAN CONSENT**

Applicant: S J Salisbury Constructions

Application No: 520/256/02

1. The Development herein approved must, except as varied by the conditions of consent be carried out in accordance with the approved plans and details to the satisfaction of Council.
2. Landscaping of the frontage and site area shall be undertaken by planting suitable trees and shrubs, lawn or ground covers and such landscaping shall be established within 12 months from the date of this consent and maintained to the satisfaction of Council.
3. Paint the exterior of the structure with suitable good quality paints in appropriate shades to blend with the existing native features of the surroundings and landscape. Such painting must be carried out as soon as possible but within a maximum period of 12 months from the date of this consent and must be maintained in satisfactory order to the satisfaction of Council.
4. All stormwater from roof and sealed areas to be discharged to the satisfaction of Council so that no nuisance or inconvenience will occur to neighbouring properties.
5. No on-site advertising shall take place without the prior consent of Council.
6. The development shall not impair the amenity of nearby areas by way of nuisance or inconvenience to neighbouring properties.
7. The store room shall not be used for any human habitation purposes. Human habitation includes overnight and weekend accommodation.
8. The shed shall not be used for any Commercial or Industrial purposes.
9. No effluent plumbing drainage or fixtures shall be connected to the store room without the prior written approval of Council.
10. The shed shall not be sited closer than 2.5metres to any effluent drainage system.

**DEVELOPMENT ACT 1993 CONDITIONS OF PROVISIONAL
BUILDING RULES CONSENT**

Applicant: S J Salisbury Constructions

Application No: 520/256/02

Classification: 10a Max Persons Accommodated: Nil

1. Occupation of Class 1a buildings (Private Dwellings) subject to Regulation 83A & 83AB.

A person must not occupy a Class 1a building under the Building Code (or an addition to a Class 1a building) that has not been fully completed in accordance with a development authorisation insofar as it relates to the performance of building work unless:-

- (a) the building is structurally sound and weatherproof; and
- (b) the building work that has been carried out on the building is in accordance with the relevant approval (disregarding any variation of a minor nature which has no adverse effect on the safety of the building, or on the health of the occupants of the building, or any variation undertaken with the written consent of the council); and
- (c) the building includes all items specified in clause F2.1 (sanitary facilities) of the Building Code for class 1a buildings under that Code; and
- (d) all connections required for the supply of water, and the disposal of water and effluent, have been made (although if the approved documentation provides for two or more of the same item, it is sufficient for the purposes of this paragraph that one item is connected); and
- (e) if the building is in a bushfire prone area under regulation 78, the building complies with Part G5 of the Building Code.
- (f) all smoke alarms required under Part E1 of the Building Code have been installed and tested.

Penalty: Division 6 Fine.

A written statement must be provided by the licensed Builder responsible for the building work, or if there is no such Builder, the owner, within 10 business days of occupation.

2. **Class 10 NOTIFICATION - Regulation 74.**

A person undertaking building work (Class 10) must give Council one business days notice of commencement of the building work.

3. All timberwork shall be constructed in accordance with the Timber Framing Code AS 1684.2 1999.

4. The building must be protected from attack by subterranean termites by physical barriers or by chemical soil treatment in accordance with AS 3660.1 1995. Regular inspections at intervals not exceeding 12 months must be undertaken.

5. Smoke Detectors - The building must be fitted with a 240 volt hard wired smoke alarm system with a 9 volt battery back up, as prescribed by Part 3.7.2 of the Building Code of Australia 1996.

6. Wind Speed - The design gust wind speed for the site must be equal to or less than the design gust wind speed used to calculate the acceptable stresses and loads for the building.

Account Number 52 06485 96 6	L.T.O Reference CT5852457	Date of issue 23/2/2022	Agent No. 7627	Receipt No. 2337647
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FORM 1 ON FROME
LEVEL 1 147 FROME ST
ADELAIDE SA 5000
info@form1onfrome.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: EMU BAY DEVELOPMENTS PTY LTD
Location: 58 HAMILTON DR EMU BAY
Description: 4H **Capital Value:** \$1 000 000
Rating: Residential

Periodic charges

Raised in current years to 31/3/2022

		\$
	Arrears as at: 30/6/2021	0.00
Water main available:	Water rates	0.00
Sewer main available:	Sewer rates	0.00
	Water use	0.00
	SA Govt concession	0.00
	Recycled Water Use	0.00
	Service Rent	0.00
	Recycled Service Rent	0.00
	Other charges	0.00
	Goods and Services Tax	0.00
	Amount paid	0.00
	Balance outstanding	0.00

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

Next quarterly charges: Water supply: 0.00 Sewer: 0.00 Bill: 20/4/2022

This account is not rateable for water or sewer.

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

South Australian Water Corporation

Name: EMU BAY DEVELOPMENTS PTY LTD **Water & Sewer Account** **Amount:** _____
Acct. No.: **52 06485 96 6**

Address:
58 HAMILTON DR EMU BAY

Payment Options

EFT

EFT Payment

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 5206485966



Bill code: 8888
Ref: 5206485966

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at bpay.com.au



Paying online

Pay online at www.sawater.com.au/paynow for a range of options. Have your account number and credit card details to hand.



Paying by phone

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.
SA Water account number: 5206485966





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: 2337647

FORM 1 ON FROME
L1/147 FROME ST
ADELAIDE SA 5000

DATE OF ISSUE

22/02/2022

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
70617620	EMU BAY DEVELOPMENTS PTY LTD			
PROPERTY DESCRIPTION				
58 HAMILTON DR / EMU BAY SA 5223 / LT 100 D57161				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
5206485966	CT 5852/457	\$1,000,000.00	R2 0.500	RE 0.400
LEVY DETAILS:				
	FIXED CHARGE	\$	50.00	
	+ VARIABLE CHARGE	\$	267.60	
	- REMISSION	\$	177.80	
	- CONCESSION	\$	0.00	
	+ ARREARS / - PAYMENTS	\$	-139.80	
	= AMOUNT PAYABLE	\$	0.00	
FINANCIAL YEAR				
2021-2022				

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 23/05/2022



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

Visit: www.revenuesa.sa.gov.au

Email: revsupport@sa.gov.au

Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



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: 2337647

FORM 1 ON FROME
L1/147 FROME ST
ADELAIDE SA 5000

DATE OF ISSUE

22/02/2022

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

OWNERSHIP NAME		FINANCIAL YEAR	
EMU BAY DEVELOPMENTS PTY LTD		2021-2022	
PROPERTY DESCRIPTION			
58 HAMILTON DR / EMU BAY SA 5223 / LT 100 D57161			
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	TAXABLE SITE VALUE	AREA
5206485966	CT 5852/457	\$920,000.00	1.2200 HA
DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:			
CURRENT TAX	\$ 6,187.09	SINGLE HOLDING	\$ 3,285.00
- DEDUCTIONS	\$ 0.00		
+ ARREARS	\$ 10,090.13		
- PAYMENTS	\$ 0.00		
= AMOUNT PAYABLE	\$ 16,277.22		

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 23/05/2022



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
70617620

OWNERSHIP NAME
EMU BAY DEVELOPMENTS PTY LTD

ASSESSMENT NUMBER
5206485966

AMOUNT PAYABLE
\$16,277.22

AGENT NUMBER
100019412

AGENT NAME
FORM 1 ON FROME

PAYABLE ON OR BEFORE
23/05/2022

+80009509210012> +000927+ <0550649641> <0001627722> +444+

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

Visit: www.revenuesa.sa.gov.au
Email: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



Level 5, 50 Flinders Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

Contact	Natalie Skelding
Email	Natalie.skelding@sa.gov.au
Phone	7109 7040

28 February 2022

Form 1 on Frome
L1, 147 Frome St
ADELAIDE SA 5000

Dear Sir/Madam

Re: *Land and Business (Sale and Conveyancing) Act 1994 - Section 7 Enquiry*
Property at 58 Hamilton Drive, Emu Bay
Registered Proprietor(s): Emu Bay Developments Pty Ltd

I refer to your enquiry to the Attorney-General's Department (AGD) concerning the parcel of land comprised in Certificate of Title Volume 5077 Folio 878 and the subsequent Property Interest Report (PIR) issued. (Reference No. 2337647 dated 22/2/22).

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

I therefore advise that land division proposals (520/D003/03 and 520/C001/03) recorded against this property has been withdrawn, and accordingly Section 50 of the Development Act (repealed) does not apply.

2 other applications - I therefore advise that land division proposals (520/C002/01 and 520/C040/04) recorded against this property have been refused and accordingly Section 50 of the Development Act (repealed) does not apply.

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

Yours faithfully

A handwritten signature in blue ink that reads "Biljana Prokic".

Biljana Prokic
Land Division Coordinator
on behalf of
STATE PLANNING COMMISSION

Form R3

Buyers information notice

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

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

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

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

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

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

Safety

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

Enjoyment

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

Value

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

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

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

IMPORTANT NOTICE
SMOKE ALARM LEGISLATION

Legislation relating to smoke alarms came into force on the 1st day of February 1998.

- If the home you are purchasing was built on or after the 1st of January 1995, then it should already have an operational mains powered smoke alarm installed. If not, it is the responsibility of the vendor to install it prior to settlement at the vendor's cost.
- If the home was built prior to the 1st of January 1995, but purchased by the vendor on or after 1st February 1998, then it should already have either an operational mains powered smoke alarm installed, or one powered by 10 year life, non-replaceable, non-removeable permanently connected batteries. Again, it is the responsibility of the vendor to install such an alarm prior to settlement, and at the vendor's cost.
- In all other cases, the home you are buying must have at least, a battery operated smoke alarm which you are required to upgrade to mains power (or an alarm fitted with 10 year life, non-replaceable, non-removeable permanently connected batteries) within six months of the date of purchase. It is recommended that at least one smoke alarm be installed on each floor of a multi storey dwelling.

The smoke alarms must be installed by a licensed electrician and must comply with the Australian Standard. A maximum penalty of \$750.00 for a breach of the legislation applies.

Besides this penalty, there is also a risk that damage caused by fire to a dwelling, which does not have a smoke alarm installed as required under the legislation, may not be covered by insurance.
