

Certificate of Title

Title Reference CT 5468/419
Status CURRENT
Easement NO
Owner Number 14272162
Address for Notices 8 VENDALE DR FLAGSTAFF HILL 5159
Area 870M² (APPROXIMATE)

Estate Type

Fee Simple

Registered Proprietor

PEI-CHEN WU
OF 8 VENDALE DRIVE FLAGSTAFF HILL SA 5159

Description of Land

ALLOTMENT 30 DEPOSITED PLAN 9715
IN THE AREA NAMED FLAGSTAFF HILL
HUNDRED OF NOARLUNGA

Last Sale Details

Dealing Reference TRANSFER (T) 10672156
Dealing Date 29/03/2007
Sale Price \$450,000
Sale Type TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1466653008	CURRENT	8 VENDALE DRIVE, FLAGSTAFF HILL, SA 5159

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1466653008
Type	Site & Capital Value
Date of Valuation	01/01/2019
Status	CURRENT
Operative From	01/07/1974
Property Location	8 VENDALE DRIVE, FLAGSTAFF HILL, SA 5159
Local Government	ONKAPARINGA
Owner Names	PEI-CHEN WU
Owner Number	14272162
Address for Notices	8 VENDALE DR FLAGSTAFF HILL 5159
Zone / Policy / Precinct	HF - Hills Face\\
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	6EH D/G
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D9715 ALLOTMENT 30	CT 5468/419

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$240,000	\$510,000			
Previous	\$240,000	\$490,000			

Building Details

Valuation Number	1466653008
Building Style	Architectural

Year Built	1982
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	236 sqm
Number of Main Rooms	6

Certificate of Title

Title Reference: CT 5468/419
Status: CURRENT
Edition: 3

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

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 5468 Folio 419

Parent Title(s) CT 4003/425
Creating Dealing(s) CONVERTED TITLE
Title Issued 07/11/1997 Edition 3 Edition Issued 03/05/2007

Estate Type

FEE SIMPLE

Registered Proprietor

PEI-CHEN WU
OF 8 VENDALE DRIVE FLAGSTAFF HILL SA 5159

Description of Land

ALLOTMENT 30 DEPOSITED PLAN 9715
IN THE AREA NAMED FLAGSTAFF HILL
HUNDRED OF NOARLUNGA

Easements

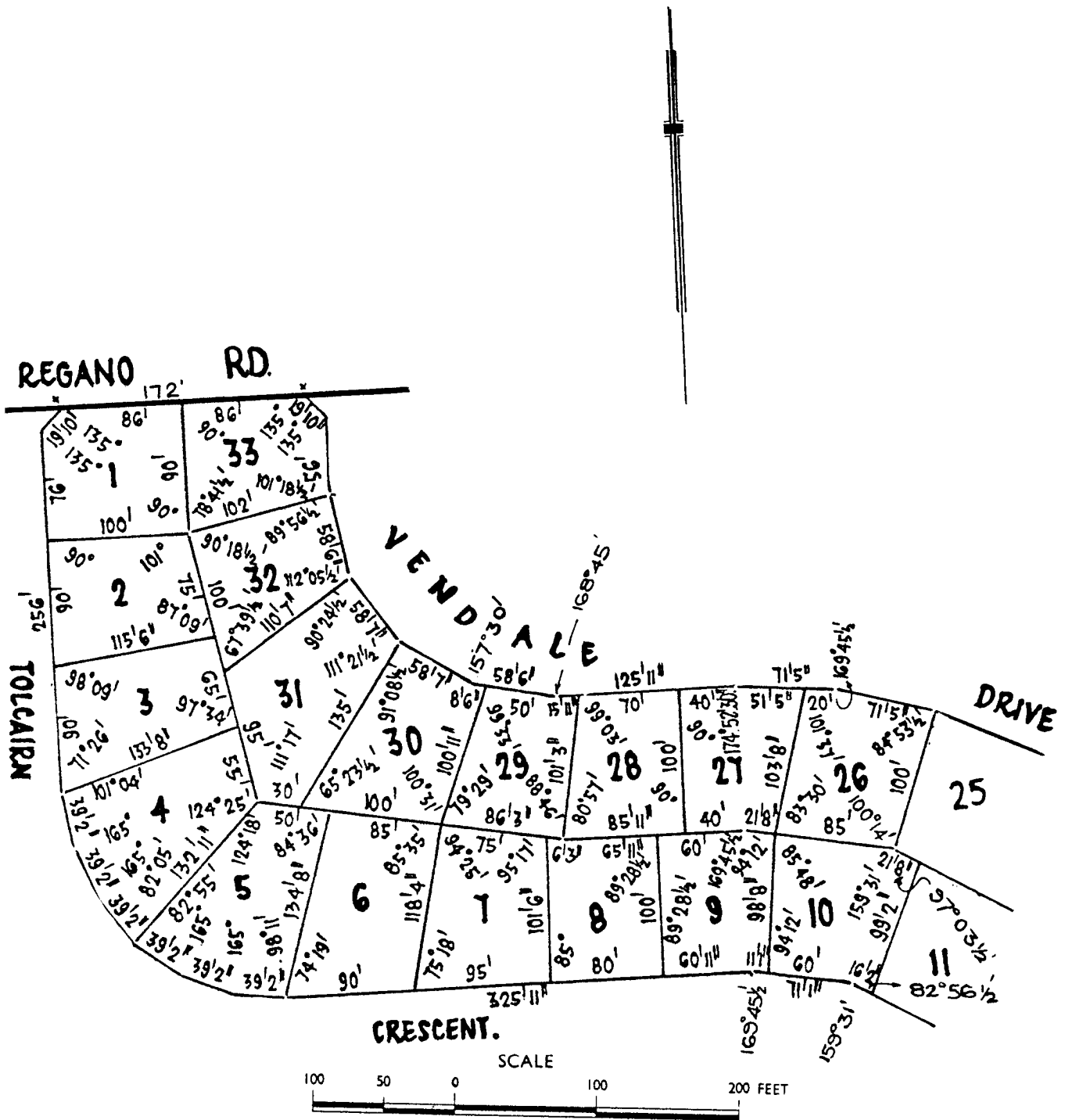
NIL

Schedule of Dealings

NIL

Notations

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



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 metres
1 INCH = 0.0254 metres

Property Interest Report

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

Title Reference	CT 5468/419	Reference No. 1448644
Registered Proprietors	P*WU	Prepared 21/01/2020 10:17
Address of Property	8 VENDALE DRIVE, FLAGSTAFF HILL, SA 5159	
Local Govt. Authority	CITY OF ONKAPARINGA	
Local Govt. Address	PO BOX 1 NOARLUNGA CENTRE SA 5168	

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 the Consumer & Business Services between 8:30 am and 5:00 pm on 131 882 or via their website www.cbs.sa.gov.au

<u>Prescribed encumbrance</u>	<u>Particulars</u> (Particulars in bold indicates further information will be provided)
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1. General

- | | | |
|-----|---|--|
| 1.1 | Mortgage of land | 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 | Refer to the Certificate of Title |
| 1.3 | Restrictive covenant | 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.) | 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 an area surrounding a site | Aboriginal Heritage Branch in Aboriginal Affairs and Reconciliation Division in DPC has no record of any direction affecting this title |
| 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. *Crown Rates and Taxes Recovery Act 1945*

- | | | |
|-----|--------------------------------------|--|
| 3.1 | section 5 - Notice requiring payment | Land Administration Branch in DEWNR has no record of any notice affecting this title |
|-----|--------------------------------------|--|

4. *Development Act 1993*

4.1 Part 3 - Development Plan

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

also

Heritage Branch in DEWNR 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

Contact the Local Government Authority for other details that might apply on any Development Plan Amendment Reports

also

Part 3 Development Plan under the Development Act 1993

The development plan is proposed to be amended by the following ministerial Development Plan Amendment(s) as outlined below. Contact Planning Services Branch in the Department of Planning, Transport and Infrastructure for further details

The Minister for Planning is proposing to rezone a vacant site, at Lonsdale, to allow for residential development. The vacant 12 hectare site adjacent residential development in Hallett Cove has historically acted a buffer between the residential development in Hallett Cove and the Lonsdale industrial precinct. With the closure of the oil refinery in 2009 and the subsequent development of the SA Water desalination plant, lowering the impacts on the surrounding environment, the land is now able to be considered for residential purposes by rezoning through a Development Plan Amendment process (DPA). The owners of the land, Adelaide Development Company, have funded the preparation of the DPA.

The DPA will describe the proposed changes to the Marion Council and Onkaparinga Council Development Plans.

This DPA proposes to rezone the primary site to Residential Zone – Medium Density Policy Area. This policy framework will encourage a diversity of housing formats, such as terrace housing or apartments, up to a maximum of three storeys, to support our growing population. It will ensure that residential development is developed in a manner to mitigate impacts from nearby industrial and other potentially conflicting activities.

For more information and to view the DPA online visit the amendment webpage on the SA Planning Portal: www.saplanningportal.sa.gov.au/en/consultation Or Phone: (08) 7109 7007

The Minister is proposing to revoke all Development Plans within South Australia and replace them with The Planning and Design Code (the Code). The Code is the cornerstone of South Australia's new planning system, and will become the single source of planning policy for assessing development applications across the state. The Code will replace all South Australian Development Plans by mid-2020.

The purpose of this is to make the planning process quicker, simpler and more equitable than ever before, affording South Australian's 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.

Phase 2 covers the majority of Regional Councils. The content in Phase Two of the Planning and Design Code is applicable to regional Councils that do not incorporate a town or settlement with a population of more than 10,000 people, where limited urban policy would apply. Phase 2 is on consultation from 1 October 2019 for a period of 8 weeks.

Phase 3 covers all Metro Councils, remaining Regional Councils and Metro Coastal Waters.

Phase Three is applicable to Greater Adelaide Councils and Regional Councils that incorporate a town or settlement with a population over 10,000 people where urban policy would apply. Phase 3 is on consultation from 1 October 2019 for a period of 22 weeks.

Further information on the Planning and Design Code is available on the SA Planning Portal.

www.saplanningportal.sa.gov.au/planning_reforms/new_planning_tools/planning_and_design_code

Or call 1800 752 664 (Option 4): Planning Reform and Rezoning

- | | | |
|-----|---|---|
| 4.2 | section 42 - Condition (that continues to apply) of a development authorisation | State Commission Assessment Panel in the Department of Planning, Transport and Infrastructure 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 |
| 4.3 | section 50(1) - Requirement to vest land in a council or the Crown to be held as open space | State Commission Assessment Panel in the Department of Planning, Transport and Infrastructure 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 |
| 4.4 | section 50(2) - Agreement to vest land in a council or the Crown to be held as open space | State Commission Assessment Panel in the Department of Planning, Transport and Infrastructure 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 |
| 4.5 | section 55 - Order to remove or perform work | State Commission Assessment Panel in the Department of Planning, Transport and Infrastructure has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 4.6 | section 56 - Notice to complete development | State Commission Assessment Panel in the Department of Planning, Transport and Infrastructure has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 4.7 | section 57 - Land management agreement | Refer to the Certificate of Title |
| 4.8 | section 60 - Notice of intention by building owner | Contact the vendor for these details |

4.9	section 69 - Emergency order	State Commission Assessment Panel in the Department of Planning, Transport and Infrastructure has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply
4.10	section 71 - Fire safety notice	Building Fire Safety Committee in the Department of Planning, Transport and Infrastructure has no record of any notice affecting this title
4.11	section 84 - Enforcement notice	State Commission Assessment Panel in the Department of Planning, Transport and Infrastructure 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
4.12	section 85(6), 85(10) or 106 - Enforcement order	State Commission Assessment Panel in the Department of Planning, Transport and Infrastructure 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
4.13	Part 11 Division 2 - Proceedings	Contact the Local Government Authority for other details that might apply also Contact the vendor for these details
5. Repealed Act conditions		
5.1	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 Commission Assessment Panel in the Department of Planning, Transport and Infrastructure 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
6. <i>Emergency Services Funding Act 1998</i>		
6.1	section 16 - Notice to pay levy	An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on 1300 366 150, fax (08) 8207 2100. Clients who have misplaced or not received their certificates and are RevNet users should log into RevNet and reprint their certificates www.revnet.sa.gov.au
7. <i>Environment Protection Act 1993</i>		
7.1	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
7.2	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
7.3	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
7.4	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
7.5	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
7.6	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
7.7	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

7.8	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
7.9	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
7.10	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
8.	<i>Fences Act 1975</i>	
8.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
9.	<i>Fire and Emergency Services Act 2005</i>	
9.1	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
10.	<i>Food Act 2001</i>	
10.1	section 44 - Improvement notice	Public Health in DH has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
10.2	section 46 - Prohibition order	Public Health in DH has no record of any order or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.	<i>Fruit and Plant Protection Act 1992 (repealed)</i>	
11.1	section 14 or 15 - Notice or order concerning disease	Land & Biodiversity Services in DEWNR has no record of any notice or order affecting this title also Plant Health in PIRSA has no record of any notice or order affecting this title
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	Resource Allocation in DEWNR 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 DEWNR has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEWNR has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEWNR has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEWNR 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 DEWNR has no record of any "No development" order affecting this title

14. *Highways Act 1926*

- | | | |
|------|--|--|
| 14.1 | Part 2A - Establishment of control of access from any road abutting the land | Transport Services Division in DPTI has no record of any registration affecting this title |
|------|--|--|

15. *Housing Improvement Act 1940*

- | | | |
|------|--|--|
| 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 in Housing SA in DCSI has no record of any notice or declaration affecting this title |

16. *Land Acquisition Act 1969*

- | | | |
|------|---|--|
| 16.1 | section 10 - Notice of intention to acquire | Refer to the Certificate of Title for any notice of intention to acquire |
|------|---|--|

17. *Land Tax Act 1936*

- | | | |
|------|---|--|
| 17.1 | 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) 8204 9870, fax (08) 8207 2100.

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

18. *Local Government Act 1934*

- | | | |
|------|---|---|
| 18.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | Contact the Local Government Authority for other details that might apply |
|------|---|---|

19. *Local Government Act 1999*

- | | | |
|------|---|---|
| 19.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | Contact the Local Government Authority for other details that might apply |
|------|---|---|

20. *Metropolitan Adelaide Road Widening Plan Act 1972*

- | | | |
|------|--|---|
| 20.1 | section 6 - Restriction on building work | Transport Services Division in DPTI has no record of any restriction affecting this title |
|------|--|---|

21. *Mining Act 1971*

- | | | |
|------|---|--|
| 21.1 | Mining tenement (other than an exploration licence) | Mineral Tenements in PIRSA has no record of any mining tenement affecting this title |
| 21.2 | section 9AA - Agreement or order to waive exemption from mining operations | Contact the vendor for these details |
| 21.3 | section 58(a) or 59(8)(b) - Agreement authorising mining operator to enter land or use declared equipment on land | Contact the vendor for these details |
| 21.4 | section 61 - Agreement or order to pay compensation for mining operations | Contact the vendor for these details |
| 21.5 | Proclamation with respect to a private mine | Mineral Tenements in PIRSA has no record of any proclamation affecting this title |

22. *Native Vegetation Act 1991*

- | | | |
|------|---|--|
| 22.1 | Part 4 Division 1 - Heritage agreement | Native Vegetation & Biodiversity Management Unit in DEWNR has no record of any agreement affecting this title

also

Refer to the Certificate of Title |
| 22.2 | Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation | Native Vegetation & Biodiversity Management Unit in DEWNR has no record of any refusal or condition affecting this title |

23. *Natural Resources Management Act 2004*

23.1	section 97 - Notice to pay levy in respect of costs of regional NRM board	Regional NRM board has no record of any notice affecting this title
23.2	section 105 - Notice to pay levy in respect of right to take water or taking of water	Customer & Corporate Services in DEWNR has no record of any notice affecting this title
23.3	section 115 - Notice declaring a penalty	Regional NRM board has no record of any notice affecting this title
23.4	section 123 - Notice to prepare an action plan for compliance with general statutory duty	Regional NRM board has no record of any notice affecting this title also DEWNR has no record of any notice affecting this title
23.5	section 130 - Notice to rectify effects of unauthorised activity	Regional NRM board has no record of any notice affecting this title also DEWNR has no record of any notice affecting this title
23.6	section 131 - Notice to maintain watercourse or lake in good condition	Regional NRM board has no record of any notice affecting this title also DEWNR has no record of any notice affecting this title
23.7	section 132 - Notice restricting the taking of water or directing action in relation to the taking of water	DEWNR has no record of any notice affecting this title
23.8	section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	DEWNR has no record of any notice affecting this title
23.9	section 135 - Condition (that remains in force) of a permit	Regional NRM board has no record of any notice affecting this title also Resource Allocation in DEWNR has no record of any notice affecting this title
23.10	section 145 - Notice to take remedial or other action in relation to a well	Regional NRM board has no record of any notice affecting this title
23.11	section 181 - Notice of instruction as to keeping or management of animal or plant	Regional NRM board has no record of any notice affecting this title
23.12	section 183 - Notice to prepare an action plan for the destruction or control of animals or plants	Regional NRM board has no record of any notice affecting this title also Contact the Local Government Authority for other details that might apply
23.13	section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve	Regional NRM board has no record of any notice affecting this title also Contact the Local Government Authority for other details that might apply
23.14	section 187 - Notice requiring control or quarantine of animal or plant	Regional NRM board has no record of any notice affecting this title also Contact the Local Government Authority for other details that might apply
23.15	section 193 - Protection order to secure compliance with specified provisions of the Act	Regional NRM board has no record of any order affecting this title
23.16	section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	Regional NRM board has no record of any order affecting this title

23.17	section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	Regional NRM board has no record of any authorisation affecting this title
24. <i>Phylloxera and Grape Industry Act 1995</i>		
24.1	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
25. <i>Plant Health Act 2009</i>		
25.1	section 8 or 9 - Notice or order concerning pests	Plant Health in PIRSA has no record of any notice or order affecting this title
26. <i>Public and Environmental Health Act 1987 (repealed)</i>		
26.1	Part 3 - Notice	Public Health in DH has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
26.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 - Condition (that continues to apply) of an approval	Public Health in DH has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply
26.3	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (revoked) regulation 19 - Maintenance order (that has not been complied with)	Public Health in DH has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply
27. <i>Sewerage Act 1929 (repealed)</i>		
27.1	Notice, order or demand for payment of sewerage rates, other amounts payable or other requirements made under the Act	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
28. <i>South Australian Public Health Act 2011</i>		
28.1	section 66 - Direction or requirement to avert spread of disease	Public Health in DH has no record of any direction or requirement affecting this title
28.2	section 92 - Notice	Public Health in DH has no record of any notice affecting this title also Contact the Local Government Authority for other details that might apply
28.3	<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 - Condition (that continues to apply) of an approval	Public Health in DH has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply
29. <i>Upper South East Dryland Salinity and Flood Management Act 2002 (expired)</i>		
29.1	section 23 - Notice of contribution payable	Infrastructure and Business in DEWNR has no record of any notice affecting this title
30. <i>Water Industry Act 2012</i>		
30.1	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 DSD 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.

31. ***Water Resources Act 1997***

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

Customer & Corporate Services in DEWNR has no record of any condition affecting this title

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

Customer & Corporate Services in DEWNR has no record of any notice affecting this title

32. ***Waterworks Act 1932 (repealed)***

32.1 Notice, order or demand for payment of water rates, other amounts payable or other requirements made under the Act

**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**

33. **Other charges**

33.1 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

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 court or tribunal process | Contact the vendor for these details |
| 7. Particulars relating to land irrigated or drained under Irrigation Acts | SA Water will arrange for a response to this item where applicable |
| 8. 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 |
| 9. 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 Commission Assessment Panel refusal | No recorded State Commission Assessment Panel 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 in DPC has no record affecting this title |
| 8. Gravesites (<i>Burial and Cremation Act 2013</i>) | Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title
also contact the vendor for these details |
| 9. Dog Fence (<i>Dog Fence Act 1946</i>) | Dog Fence Board has no current record of Dog Fence rates relating to this title |
| 10. Pastoral Board (<i>Pastoral Land Management and Conservation Act 1989</i>) | The Pastoral Board has no current interest in this title |
| 11. Heritage Branch DEWNR (<i>Heritage Places Act 1993</i>) | Heritage Branch in DEWNR has no record of any World, Commonwealth or National Heritage interest affecting this title |
| 12. Health Protection Programs – Department for Health and Ageing | Health Protection Programs in the Department for Health and Ageing 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 Infrastructure - Building Restrictions and Statutory Easements

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 DMITRE for further details.

Statutory easements

Separate from the above 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 provide these 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 telecommunications cables or equipment that may be incorporated in, or attached to, their equipment (Clause 2 of Schedule 1 of the *Electricity Corporations (Restructuring and Disposal) Act 1999*; section 48A of the *Electricity Act 1996*).

A statutory easement is not generally registered on the title for the land.

To avoid risking injury and damage, it is recommended that the location of underground services be confirmed by telephoning Dial-Before-You-Dig on 1100.

For further clarification on these matters, please contact SA Power Networks' Real Estate Branch on telephone 8404 5897 or 8404 5894.

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.

Natural Resources Management Act 2004

Water Resources Management - Taking of underground water

Under the provisions of the *Natural Resources Management Act 2004*, 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 contact the Department on the telephone number 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 Specifications for well construction, modification and abandonment in South Australia

Further information may be obtained by contacting the Department of Water, Land and Biodiversity Conservation, Level 1 Grenfell Centre, 25 Grenfell Street, Adelaide or on telephone 8463 6898.



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: 1448644

RC & VI HENDRY CONVEYANCERS
POST OFFICE BOX 38
BRIGHTON SA 5048

DATE OF ISSUE

21/01/2020

ENQUIRIES:

Tel: (08) 8207 2111

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

14272162

OWNERSHIP NAME

P WU

PROPERTY DESCRIPTION

8 VENDALE DR / FLAGSTAFF HILL SA 5159 / LT 30

ASSESSMENT NUMBER

1466653008

TITLE REF.

(A "+" indicates multiple titles)

CT 5468/419

CAPITAL VALUE

\$510,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2019-2020

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00
\$ 258.45
\$ 173.20
\$ 0.00
\$ -135.25
\$ 0.00

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

20/04/2020



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**



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: 1448644

DATE OF ISSUE

21/01/2020

RC & VI HENDRY CONVEYANCERS
POST OFFICE BOX 38
BRIGHTON SA 5048

ENQUIRIES:

Tel: (08) 8204 9870
Email: landtax@sa.gov.au

OWNERSHIP NUMBER		OWNERSHIP NAME			
14272162		P WU			
PROPERTY DESCRIPTION					
8 VENDALE DR / FLAGSTAFF HILL SA 5159 / LT 30					
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA		
1466653008	CT 5468/419	\$240,000.00	0.0869 HA		
TAX DETAILS:		CURRENT TAX	\$ 0.00	SINGLE HOLDING	\$ 0.00
FINANCIAL YEAR		+ ARREARS / - PAYMENTS	\$ 0.00		
2019-2020		= <u>AMOUNT PAYABLE</u>	\$ 0.00		

Please Note:

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

ON OR BEFORE 20/04/2020

See overleaf for further information



Government of
South Australia

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

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 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.

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

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
14 66653 00 8	CT5468419	21/1/2020	365	1448644

MR RC & VI HENDRY
PO BOX 38
BRIGHTON SA 5048
hendry@bettanet.net.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: PC WU
Location: 8 VENDALE DR FLAGSTAFF HILL LT 30
Description: 6EH D/G **Capital Value:** \$ 510 000
Rating: Residential

Periodic charges

Raised in current years to 31/3/2020

			\$
	Arrears as at: 30/6/2019	:	0.00
Water main available:	1/7/1974	Water rates	: 226.20
Sewer main available:	1/7/1974	Sewer rates	: 365.67
		Water use	: 1,234.27
		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	: 1,826.14CR
		Balance outstanding	: 0.00

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

Next quarterly charges: Water supply: 75.40 Sewer: 121.89 Bill: 8/4/2020

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

The last Water Use Year ended on 11/06/2019.

The property owner is currently using SA Water Corporation's direct debit system to pay water and sewer charges. Please advise the customer to make arrangements to cease the current direct debit payment method prior to property settlement.

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:

PC WU

Water & Sewer Account

Acct. No.: **14 66653 00 8**

Amount: _____

Address:

8 VENDALE DR FLAGSTAFF HILL LT 30

Water Mains Contribution

Acct. No.:

Amount: _____

Sewer Mains Contribution

Acct. No.:

Amount: _____

IMPORTANT INFORMATION REGARDING SEARCHES

RC & VI Hendry Conveyancers
PO Box 38
BRIGHTON SA 5048

Important changes to Sections 7 and 187 certificate request process

Council has now fully automated its process for the receipt and delivery of Sections 7 and 187 certificate requests. Certificates can now be requested and paid for on line and emailed to you once completed.

If you are not already taking advantage of our new on-line service, we encourage you to register as soon as possible to start benefitting from our improved service.

To register, firstly visit council's website, www.onkaparingacity.com. Under the **A-Z Index** select '**S**'. Click on option '**Searches – Section 187 and Section 7 online certificate requests**' and then select '**New User Registration**'. Registrations are usually confirmed within 1 to 2 business days. The above instructions are also available on our website to assist you within registering and certificate lodgement process.

PLEASE NOTE: 'URGENT' Sections 7 and 187 certificate requests are only available via our on-line service.

Financial information provided in the attached "Local Government Rates Search" is provided under Section 187 of the Local Government Act 1999. The information provided is **only valid at the time of issue of this Certificate**. Under legislation any further requests relating to this information or updates on the rates Certificate constitute a new Search and must be accompanied by the statutory fee. An additional fee per search applies where the information is required within 24 hours. **Search fees are a fee for service.**

The City of Onkaparinga endeavours to assist Solicitors/Conveyancers by offering the following concessions.

- Within 30 days of issue of any Search:
 - the outstanding balance on a Rates Search will be verbally confirmed without charge and/or
 - an updated Search will be issued on request, without charge.
- Beyond 30 days a new search request **must** be lodged and must be accompanied by the statutory fee.

Fines, property charges, payments or dishonoured payments can affect account balances on a daily basis. We therefore encourage you to obtain updated balance information as close as practicable to the date of settlement. The cost applicable to obtaining updated information, ensures settlement statements will be accurate, saving time and costs involved with cancelling/reissuing cheques or Council referring customers back to conveyancers to explain discrepancies.

Please contact our Customer Service team on ☎ 8384 0666 who will be pleased to assist you with any further enquiries.

Yours sincerely,



Julie Janssan
Team Leader
Customer Relations

City Of Onkaparinga
PO Box 1
Noarlunga Centre SA 5168



Telephone (08) 83840666 Facsimile (08) 8382 8744

Certificate No:
99431

Property Information And Particulars

In response to an enquiry pursuant to Section 7 of the

The Land & Business (Sale & Conveyancing) Act, 1994

TO: RC & VI Hendry Conveyancers
PO Box 38
BRIGHTON SA 5048

DETAILS OF PROPERTY REFERRED TO:

ASSESSMENT NO	:	5909-8
VALUER GENERAL NO	:	1466653008
VALUATION	:	\$510,000
OWNER	:	Ms P Wu
PROPERTY ADDRESS	:	8 Vendale Drive, FLAGSTAFF HILL SA 5159
VOLUME/FOLIO	:	CT-5468/419
LOT/PLAN NUMBER	:	Allot 30 Sec 70 DP 9715
WARD	:	05 Thalassa Ward

Listed hereafter are the *MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES* in alphabetical order of *SCHEDULE 2*, Division 1 to which Council must respond according to *TABLE 1* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

In addition, Building Indemnity Insurance details are given, if applicable, pursuant to *SCHEDULE 2*, Division 2 to which Council must respond according to *TABLE 2* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

The information provided indicates whether any prescribed encumbrances exist on the land, which has been placed/imposed by, or is for the benefit of Council.

All of the prescribed encumbrances listed herein are answered solely in respect to a statutory function or registered interest of the Council, and do not infer any response to an enquiry on behalf of other persons or authorities.

Where a prescribed encumbrance requires a dual response, as described by *TABLE 1*, of *SCHEDULE 2*, of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT, 1994*, the enquirer should also refer a like enquiry to the Department for Transport Energy and Infrastructure.

Pursuant to the provisions of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALES AND CONVEYANCING) ACT, 1994*, Council hereby provides the following information in response to your enquiries:

INFORMATION NOTE

CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

The information provided in this note is additional to, and not in substitution of, any information provided in response to your request for statutory search information. The response to your request, provided with this note, does not reference changes to planning policy affecting all South Australian Councils.

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 1 July 2020. 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>.

Development Act 1993

Section 71 (only)

Fire safety notice

NO

Fire and Emergency Services Act 2005

Section 105F

Notice issued

NO

Notice issued

NO

Section 56 (repealed)

NO

Section 83 (repealed)

Notice issued

NO

Local Government Act 1934

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

NO

Local Government Act 1999

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

NO

Refer to separate attachment for Rates and Charges

Development Act 1993

Part 3 – Development Plan

The title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):

Hills Face Zone

Refer to the Onkaparinga (City) Development Plan for further details.

Note: Prior to 1 February 1993, the South Australian Planning Commission was the relevant planning authority for land located within the Hills Face Zone and additional enquiries should be directed to the Department of Housing and Urban Development.

Is the land situated in a designated State Heritage Area?
NO

Is the land designated as a place of Local Heritage Value?
NO

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

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?

The answer to this question is provided by the Land Services Group Property Interest Report.

Section 42

Condition (that continues to apply) of a development authorisation NO

Section 50(1)

Requirement to vest land in council to be held as open space NO

Section 50(2)

Agreement to vest land in council to be held as open space NO

Section 55

Order to remove or perform work NO

Section 56

Notice to complete development NO

Section 57

Land management agreement
NO

Section 69

Emergency order NO

Section 84

Enforcement notice NO

Section 85(6), 85(10) or 106

Enforcement order NO

Part 11 Division 2

Proceedings NO

Food Act 2001

Section 44

Improvement notice

There are **no** current Section 44 Notices of the Food Act 2001 issued under Standard **3.2.2** Food Safety Practices

There are **no** current Section 44 Notices of the Food Act 2001 issued under Standard **3.2.3** Food Premises and Equipment

Section 46

Prohibition order

NO

Housing Improvement Act 1940

Section 23

Declaration that house is undesirable or unfit for human habitation

NO

Part 7 (Rent control for substandard houses)

Notice or declaration

NO

Public and Environmental Health Act 1987 (repealed)

Part 3

Notice

NO

Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked

Part 2 – Condition (that continues to apply) of an approval

Condition (that continues to apply) of an approval

NO

Public and Environmental Health (Waste Control) Regulations 2010 (revoked)

Regulation 19 - Maintenance order (that has not been complied with)

NO

South Australian Public Health Act 2011

Section 66

Direction or requirement to avert spread of disease

NO

Section 92

Notice

NO

South Australian Public Health (Wastewater) Regulations 2013

Part 4 – Condition (that continues to apply) of an approval

Condition (that continues to apply) of an approval

NO

Planning and Development Act 1966 (repealed)

Condition (that continues to apply) of a development authorisation

YES

Application Number: 140/140/1981-82

Description: Detached Dwelling

Decision: Approved

Decision Date: 16-Nov-1981

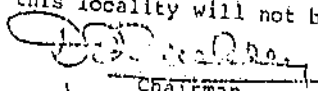
Conditions of Approval:

See attached

CONDITIONS OF APPROVAL
SPA 44/77/30

1. The development hereby approved shall be carried out in accordance with the amended plans accompanying the application and approved by the Authority on 16/11/81 and contained in State Planning Authority docket 44/77/30.
2. The dwellinghouse shall be constructed of the following materials:-
 - (a) walls - "Falzon Climber" bricks
 - (b) roof - Monier "Red/Black" tiles
 - (c) all other external finishes being of materials and of appropriate colours which blend with the natural features of the landscape.
3. Trees and shrubs shall be planted and maintained on the site in accordance with the tree planting scheme shown on the plan dated 12/11/81 attached to this consent and contained in State Planning Authority docket 44/77/30.
4. All scarring or physical disturbance of the land surface during any excavation work shall be restricted to only that which is shown on the approved plan as required for building and/or access purposes. All exposed faces around such scarred areas and spoil shall be screened with trees and shrubs and covered with suitable ground cover to the satisfaction of the Authority.
5. The abovementioned conditions must be complied with within a period of 12 months from the date of this consent.
6. The applicants or other persons for the time being making the use of the subject land now approved, shall, at all times, maintain in good and substantial condition to the satisfaction of the Authority in all respects the subject land, all buildings and structures, and the painting thereof, and all trees, shrubs and ground covers.
7. Any condition imposed or expressed under this consent shall be binding upon and enforceable against all persons who may hereafter acquire the benefit of this consent.

NOTE: These conditions are imposed in order that the natural character of the Hills Face Zone in this locality will not be impaired.


Chairman
STATE PLANNING AUTHORITY
16/11/81 *T. Chin*

Building Act 1971 (repealed)

Condition (that continues to apply) of an approval or authorisation granted under the repealed authorisation

NO

Planning Act 1982 (repealed)

Condition (that continues to apply) of a development authorisation

NO

General

Easement

No easement exists for drainage purposes – Refer to Certificate of Title of subdivision plans (ie Deposited Plans, Community Plans, File Plans etc) for details of easements in the interests of other State Departments or Agencies).

NO

Are you aware of any encroachment on the easement?

NO

Lease, agreement for lease, tenancy agreement or licence

(The information does not include the information about sublease or subtenancy. The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.)

NO

Caveat

NO

Particulars relating to environment protection

Further information held by council

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*)?

NO

Note –

The question relates to information that the council for the area in which the land is situated may hold. If the council answers “YES” to the question, it will provide a description of the nature of each development approved in respect of the land. The purchaser may then obtain further details from 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.

Particulars of building indemnity insurance

Details of Building Indemnity Insurance still in existence for building work on the land

NO

Other

Charge for any kind affecting the land (not included in another item)

NO

PLEASE NOTE:

The information provided is as required by The Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

This statement is made the 24-Jan-2020

Matthew Lawrence

AUTHORISED OFFICER

LOCAL GOVERNMENT RATES SEARCH

23-Jan-2020

TO: RC & VI Hendry Conveyancers
PO Box 38
BRIGHTON SA 5048

DETAILS OF PROPERTY REFERRED TO:

RATES ASSESSMENT NO	5909 -8
VALUER GENERAL NO :	1466653008
VALUATION :	\$510,000
OWNER :	Ms P Wu
PROPERTY ADDRESS :	8 Vendale Drive, FLAGSTAFF HILL SA 5159
VOLUME/FOLIO :	CT-5468/419
LOT/PLAN NUMBER :	Allot 30 Sec 70 DP 9715
WARD :	05 Thalassa Ward

Pursuant to Section 187 of the Local Government Act 1999, I certify that the following amounts are due and payable in respect of, and are a charge against the above property.

Rates and Fines in Arrears (not paid 30 June 2019) and/or Block Clearing Charges	0.00
Postponed Amount in Arrears (if applicable) monthly interest of 0.3625% applies	0.00
Interest on Arrears charged in current financial year monthly interest of 0.52916% applies	0.00
Rates for the current 2019-2020 Financial Year applicable from 1 July 2019:	
Amount payable by 11 September 2019	2,078.04
PLUS Current postponed amount (if applicable)	0.00
Total Rates Levied 2019-2020	\$2,078.04

PLEASE NOTE: RATES ARE PAYABLE ON A QUARTERLY BASIS or penalties apply

Next Quarterly Instalment Due Date – 1 March 2020 - Next fine/interest penalty date – 3rd Feb 2020

Less Council Rebate.	0.00
Less Council Capping Rebate	0.00
Less Council CWMS Rebate	0.00
Fines and interest for the current financial year (2% fine when rates first become overdue and 0.52916% interest applied per month thereafter)	0.00
Postponed Interest (0.3625% per month on total of postponed rates and interest)	0.00
Less paid current financial year	-2,078.04
Overpayment	0.00
Legal Fees and / or Bank Charges (current)	0.00
Legal Fees and / or Bank Charges (arrears)	0.00
Refunds, Rates Remitted or Small Balance Adjustments	0.00
Balance - rates and other monies due and payable	0.00
Property Related Debts	0.00

TOTAL BALANCE **\$ 0.00**

AUTHORISED OFFICER
Brenton Gerrad

This statement is made the 23 January, 2020

NOTIFICATION OF CHANGE OF OWNERSHIP

Vendor/Purchaser or representative of same to complete and return to:

CITY OF ONKAPARINGA

PO BOX 1

NOARLUNGA CENTRE SA 5168

Telephone (08) 8384 0600

Facsimile (08) 8382 8744

Notification of change of owner in respect of:

Ms P Wu

for the property at:

8 Vendale Drive, FLAGSTAFF HILL SA 5159

title reference:

CT-5468/419

Please remove the aforementioned names from the Assessment Record referenced to:

Rates Assessment No : 5909 8

Valuer General No : 1466653008

and replace with the following new ownership details:

(please list all names IN FULL)

SURNAME or COMPANY NAME	GIVEN NAMES	TITLE (Mr, Mrs, Ms, Dr etc.)	SIGNATURE

The new owner/s address for issue of rate notices is:

New details provided by (strike out if not applicable):

RC & VI Hendry Conveyancers

PO Box 38

BRIGHTON SA 5048

Signed

_____ **Date**_____