

Form 1 - Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

Part A - Parties and land

1

Purchaser:

Address:

2

~~Purchaser's registered agent:~~

Address:

3

Vendor:

SANTINA FRANCO, EUFEMIA CARUSO, MARIA ROSA DAVIES-MORGANTE & ELIZA ANNA ZUMMO

Address:

C/O 5 Nalara Place, Salisbury Heights, SA 5108

4

Vendor's registered agent:

eXp Australia Pty Ltd T/A eXp Australia

Address:

Level 3, 169 Fullarton Road Dulwich, SA 5065

5

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

6

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

The whole of the land comprised in Certificate of Title - Volume 5090 Folio 471

Known as: 78 WINZOR STREET, SALISBURY, SA 5108
ALLOTMENT 1 DEPOSITED PLAN 35147
IN THE AREA NAMED SALISBURY
HUNDRED OF YATALA

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

To the purchaser:

Right to cool-off (section 5)

1 - Right to cool-off and restrictions on that right

You may notify the vendor of your intention not to be bound by the contract for the sale of the land UNLESS -

- (a) you purchased by auction; or
- (b) you purchased on the same day as you, or some person on your behalf, bid at the auction of the land; or
- (c) you have, before signing the contract, received independent advice from a legal practitioner and the legal practitioner has signed a certificate in the prescribed form as to the giving of that advice; or
- (d) you are a body corporate and the land is not residential land; or
- (e) the contract is made by the exercise of an option to purchase not less than 5 clear business days after the grant of the option and not less than 2 clear business days after service of this form; or
- (f) the sale is by tender and the contract is made not less than 5 clear business days after the day fixed for the closing of tenders and not less than 2 clear business days after service of this form; or
- (g) the contract also provides for the sale of a business that is not a small business.

2 - Time for service

The cooling-off notice must be served -

- (a) if this form is served on you before the making of the contract - before the end of the second clear business day after the day on which the contract was made; or
- (b) if this form is served on you after the making of the contract - before the end of the second clear business day from the day on which this form is served.

However, if this form is not served on you at least 2 clear business days before the time at which settlement takes place, the cooling-off notice may be served at any time before settlement.

3 - Form of cooling-off notice

The cooling-off notice must be in writing and must be signed by you.

4 - Methods of service

The cooling-off notice must be -

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:

C/O 5 Nalara Place Salisbury Heights SA 5108

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

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

clinton.barker@expaustralia.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:

Level 3, 169 Fullarton Road, Dulwich, SA 5065

(being ~~*the agent's address for service under the Land Agents Act 1994~~ an address nominated by the agent to you for the purpose of service of the notice).

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

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

5 - Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase -

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

Part C - Statement with respect to required particulars

(section 7(1))

To the purchaser:

*We, SANTINA FRANCO, EUFEMIA CARUSO, MARIA ROSA DAVIES-MORGANTE & ELIZA ANNA ZUMMO

of C/O 5 Nalara Place Salisbury Heights SA 5108

being the *vendor(s) / ~~person authorised to act on behalf of the vendor(s)~~ in relation to the transaction state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994*.

Date: 14/08/2024

Signed

Eliza Zummo

Date: 08/08/2024

Signed

Maria Davies - Morgante

Date: 15/08/2024

Signed

Eufemia Caruso

Date: 14/08/2024

Signed

[Signature]

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

(section 9)



To the purchaser:

I, Schreiber Conveyancing Form 1 Pty Ltd

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

Exceptions: NIL

Date: 08/08/2024

Signed:

Amanda Kemble

~~*Vendor's / Purchaser's agent~~

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

Schedule - Division 1 - Particulars of mortgages charges and prescribed encumbrances affecting the land (section 7(1)(b))

Note -

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

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

- (a) there is an attachment to this statement and -
 - (i) all the required particulars are contained in that attachment; and
 - (ii) the attachment is identified in column 2; and
 - (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or
- (b) the mortgage, charge or prescribed encumbrance -
 - (i) is 1 of the following items in the table:
 - (A) under the heading 1. General -
 - 1.1 Mortgage of land
 - 1.4 Lease, agreement for lease, tenancy agreement or licence
 - 1.5 Caveat
 - 1.6 Lien or notice of a lien
 - (B) under the heading 36. Other charges -
 - 36.1 Charge of any kind affecting the land (not included in another item); and
 - (ii) is registered on the certificate of title to the land; and
 - (iii) is to be discharged or satisfied prior to or at settlement.

Table of particulars

Column 1	Column 2	Column 3
<p>[If an item is applicable, ensure that the box for the item is ticked and complete the item.]</p> <p>[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.</p> <p>Alternatively, the item and any inapplicable heading may be omitted, <u>but not</u> in the case of-</p> <p>(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and</p> <p>(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and</p> <p>(c) the heading "6. Repealed Act conditions" and item 6.1; and</p> <p>(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.]</p> <p>[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.]</p> <p>[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 <i>each</i> such mortgage, charge or prescribed encumbrance.]</p> <p>[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 <i>all</i> 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.]</p>		

1. General

1.1	Mortgage of land	<div><div>Is this item applicable?</div><div>Will this be discharged or satisfied prior to or at settlement?</div><div>Are there attachments?</div><div>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</div><div></div><div>Number of mortgage (if registered):</div><div></div><div>Name of mortgagee:</div><div></div></div>
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12 Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable?

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

Are there attachments?

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

Copy of certificate(s) of title to the land, Property Interest Report

Description of land subject to easement:

Certificate of Title - Volume 5090 Folio 471

Nature of easement:

Subject to service easement(s) over the land marked A for drainage purposes to the council for the area (223LG RPA) Statutory Easements for purposes such as (and without limitations) electricity, telecommunications, gas, water and sewerage, may also exist, but may not be registered or defined on the title for the land Refer to attached Property Interest Report

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?

NO

If YES, give details:

☒

NO

YES

13 Restrictive covenant

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

Is this item applicable?

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

Are there attachments?

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

Does the restrictive covenant affect the whole of the land being acquired?

If NO, give details:

Does the restrictive covenant affect land other than that being acquired?

14

Lease, agreement for lease, tenancy agreement or licence

(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)

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

Is this item applicable?

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

Are there attachments?

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

Name of parties:

Period of lease, agreement for lease etc:

From

to

Amount of rent or licence fee:

\$

per

(period)

Is the lease, agreement for lease etc in writing?

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

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

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

5. Development Act 1993 (repealed)

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

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

Is this item applicable?

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

Are there attachments?

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

Condition(s) of authorisation:

6. Repealed Act conditions

6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)

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

Is this item applicable?
Will this be discharged or satisfied prior to or at settlement?
Are there attachments?
If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

City of Salisbury

Nature of condition(s):
See attached

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NO

YES

7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

Is this item applicable?
Will this be discharged or satisfied prior to or at settlement?
Are there attachments?
If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

Date of notice:
See attached
Amount of levy payable:
See attached

☒

YES

YES

19. Land Tax Act 1936

19.1 Notice, order or demand for payment of land tax

Is this item applicable?

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

Are there attachments?

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

☒

YES

YES

CERTIFICATE OF LAND TAX PAYABLE

Date of notice, order or demand:

See attached

Amount payable (as stated in the notice):

See attached

20. Local Government Act 1934 (repealed)

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

Is this item applicable?

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

Are there attachments?

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

Date of notice, order etc:

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

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

21. Local Government Act 1999

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

Is this item applicable?

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

Are there attachments?

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

City of Salisbury

Date of notice, order etc:

See attached

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

City of Salisbury

Land subject thereto:

Certificate of Title - Volume 5090 Folio 471

Nature of requirements contained in notice, order etc:

See attached

Time for carrying out requirements:

At Settlement

Amount payable (if any):

See attached

☒

YES

YES

22. Local Nuisance and Litter Control Act 2016

22.1 section 30 - Nuisance or litter abatement notice

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Notice issued by:

Nature of requirements contained in notice:

Time for carrying out requirements:

☐

23. Metropolitan Adelaide Road Widening Plan Act 1972

000003152047

23.1 section 6 - Restriction on building work

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Does the restriction apply to all of the land?~~

~~If NO, give details about the part of the land to which the restriction applies:~~

29. Planning, Development and Infrastructure Act 2016

29.1	<div>Part 5 - Planning and Design Code</div> <div><i>[Note - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.]</i></div>	<div>Is this item applicable?</div> <div>Will this be discharged or satisfied prior to or at settlement?</div> <div>Are there attachments?</div> <div>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</div> <div><div>City of Salisbury SAPPA Parcel Report Property Interest Report</div></div> <div>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</div> <div><div>Certificate of Title - Volume 5090 Folio 471</div><div>Zone: General Neighbourhood (GN)</div><div>Subzones: No</div><div>Zoning overlays: See attached City of Salisbury & SAPPA Parcel Report for Zoning overlays, See attached City of Salisbury & SAPPA Parcel Report for Associated Development Authorisation Information</div></div>	<div><input checked="" type="checkbox"/></div> <div>NO</div> <div>YES</div>
		<div>Is there a State heritage place on the land or is the land situated in a State heritage area?</div> <div>Is the land designated as a local heritage place?</div> <div>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?</div> <div>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?</div> <div><div>Note - For further information about the Planning and Design Code visit www.code.plan.sa.gov.au.</div></div>	<div>NO</div> <div>NO</div> <div>NO</div> <div>YES</div>

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

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

Is this item applicable?

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

Are there attachments?

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

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

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

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Name of person giving notice of proposed work:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

29.4 section 140 - Notice requesting access

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Name of person requesting access:

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

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work

Is this item applicable?

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

Are there attachments?

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

Date of order:

Terms of order:

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

Amount payable (if any):

29.6 section 142 - Notice to complete development

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Requirements of notice:

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

Amount payable (if any):

29.7 section 155 - Emergency order

Is this item applicable?

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

Are there attachments?

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable (if any):

29.8 section 157 - Fire safety notice

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable (if any):

☐

☐

☐

29.9 section 192 or 193 - Land management agreement

Is this item applicable?

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

Are there attachments?

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

Date of agreement:

Names of parties:

Terms of agreement:

☐

☐

☐

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

Is this item applicable?

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

Are there attachments?

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

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

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

Is this item applicable?

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

Are there attachments?

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

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable (if any):

29.12 Part 16 Division 1 - Proceedings

Is this item applicable?

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

Are there attachments?

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

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

29.13 section 213 - Enforcement notice

Is this item applicable?

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

Are there attachments?

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

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

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

Is this item applicable?

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

Are there attachments?

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

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

33.1 section 23 - Notice of contribution payable

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Terms of notice:

Amount payable:

34. Water Industry Act 2012

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

Is this item applicable?

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

Are there attachments?

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

Certificate of Water and Sewer Charges & Encumbrance Information

Date of notice or order:

See attached

Name or person or body who served notice or order:

South Australian Water Corporation

Amount payable (if any) as specified in the notice or order:

See attached

Nature of other requirement made (if any) as specified in the notice or order:

See attached

☒

YES

YES

ANNEXURES

~~There are no documents annexed hereto~~ / The following documents are annexed hereto -

Form R3 – Buyers Information Notice
Copy of certificate(s) of title to the land

Property Interest Report

City of Salisbury

Certificate of Emergency Services Levy Payable

Certificate of Land Tax Payable

Certificate of Water and Sewer Charges & Encumbrance Information

Smoke Detector

SAPPA Parcel Report

Land Checker

(*Strike out whichever is not applicable)

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1 – VENDOR’S STATEMENT
(Section 7, *Land and Business (Sale and Conveyancing) Act 1994*)

*I / We the abovenamed Purchaser(s), hereby acknowledge having received this day the Form 1 with the annexures as set out above.

Dated this Day of 20

Signed:

Purchaser(s)

Form R3



Annexure to Form 1 – Vendor's Statement

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.

Copy of certificate(s) of title to the land



Annexure to Form 1 – Vendor's Statement



Product
Date/Time
Customer Reference
Order ID

Register Search (CT 5090/471)
02/08/2024 12:36PM
20240802005131

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 5090 Folio 471

Parent Title(s) CT 4308/380
Creating Dealing(s) RTD 7350370
Title Issued 24/09/1992 Edition 3 Edition Issued 10/07/2013

Estate Type

FEE SIMPLE

Registered Proprietor

SANTINA FRANCO
OF 60 WINDSOR AVENUE WOODVILLE PARK SA 5011
1 / 4 SHARE

EUFEMIA CARUSO
OF 5 NALARA PLACE SALISBURY HEIGHTS SA 5109
1 / 4 SHARE

MARIA ROSA DAVIES-MORGANTE
OF 45 AIRLIE AVENUE PROSPECT SA 5082
1 / 4 SHARE

ELIZA ANNA ZUMMO
OF 39 COOMURRA DRIVE SALISBURY HEIGHTS SA 5109
1 / 4 SHARE

Description of Land

ALLOTMENT 1 DEPOSITED PLAN 35147
IN THE AREA NAMED SALISBURY
HUNDRED OF YATALA

Easements

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED A FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

Schedule of Dealings

NIL

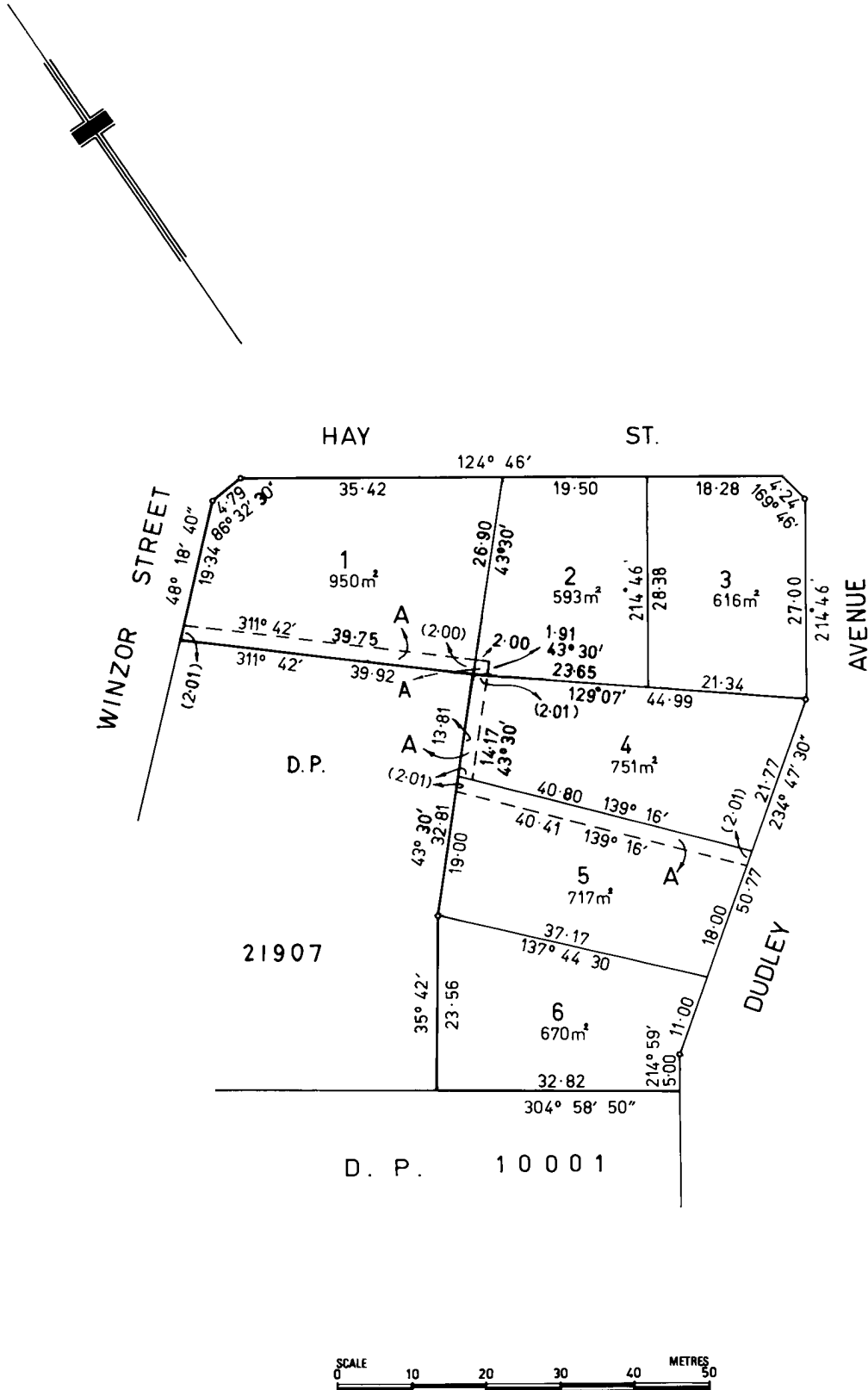
Notations

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



Product
Date/Time
Customer Reference
Order ID

Register Search (CT 5090/471)
02/08/2024 12:36PM
20240802005131



Property Interest Report



Annexure to Form 1 – Vendor's Statement

Property Interest Report

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

Title Reference	CT 5090/471	Reference No. 2593308
Registered Proprietors	S*FRANCO & ORS	Prepared 02/08/2024 12:36
Address of Property	78 WINZOR STREET, SALISBURY, SA 5108	
Local Govt. Authority	CITY OF SALISBURY	
Local Govt. Address	PO BOX 8 SALISBURY SA 5108	

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

Table of Particulars

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

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

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

1. General

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3

Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. **Burial and Cremation Act 2013**

- 3.1

section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1

section 5 - Notice requiring payment

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

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

- 5.1

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

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

also

Contact the Local Government Authority for other details that might apply

[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- 5.2

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

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

also

Contact the Local Government Authority for other details that might apply
- 5.3

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

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

also

Contact the Local Government Authority for other details that might apply
- 5.4

section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply
- 5.5

section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply
- 5.6

section 57 - Land management agreement

Refer to the Certificate of Title
- 5.7

section 60 - Notice of intention by building owner

Contact the vendor for these details
- 5.8

section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply
- 5.9

section 71 - Fire safety notice

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

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

6. Repealed Act conditions

- | | | |
|-----|---|--|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title |
| | | also |
| | | Contact the Local Government Authority for other details that might apply |
- [Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*

7. Emergency Services Funding Act 1998

- | | | |
|-----|---------------------------------|--|
| 7.1 | section 16 - Notice to pay levy | <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. **Fences Act 1975**

- 9.1

section 5 - Notice of intention to perform fencing work

Contact the vendor for these details

10. **Fire and Emergency Services Act 2005**

- 10.1

section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire

Contact the Local Government Authority for other details that might apply
 Where the land is outside a council area, contact the vendor

11. **Food Act 2001**

- 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. **Ground Water (Qualco-Sunlands) Control Act 2000**

- 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. **Heritage Places Act 1993**

- 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. **Highways Act 1926**

- 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. **Housing Improvement Act 1940 (repealed)**

- 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. **Housing Improvement Act 2016**

- 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	<p>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.</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>
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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
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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
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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
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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
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24. Mining Act 1971

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

24.9

Proclamation with respect to a private mine

Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title

25.

Native Vegetation Act 1991

25.1

Part 4 Division 1 - Heritage agreement

DEW Native Vegetation has no record of any agreement affecting this title
also
Refer to the Certificate of Title

25.2

section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider

DEW Native Vegetation has no record of any agreement affecting this title
also
Refer to the Certificate of Title

25.3

section 25D - Management agreement

DEW Native Vegetation has no record of any agreement affecting this title
also
Refer to the Certificate of Title

25.4

Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation

DEW Native Vegetation has no record of any refusal or condition affecting this title

26.

Natural Resources Management Act 2004 (repealed)

26.1

section 97 - Notice to pay levy in respect of costs of regional NRM board

The regional landscape board has no record of any notice affecting this title

26.2

section 123 - Notice to prepare an action plan for compliance with general statutory duty

The regional landscape board has no record of any notice affecting this title

26.3

section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object

The regional landscape board has no record of any notice affecting this title

26.4

section 135 - Condition (that remains in force) of a permit

The regional landscape board has no record of any notice affecting this title

26.5

section 181 - Notice of instruction as to keeping or management of animal or plant

The regional landscape board has no record of any notice affecting this title

26.6

section 183 - Notice to prepare an action plan for the destruction or control of animals or plants

The regional landscape board has no record of any notice affecting this title

26.7

section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve

The regional landscape board has no record of any notice affecting this title

26.8

section 187 - Notice requiring control or quarantine of animal or plant

The regional landscape board has no record of any notice affecting this title

26.9

section 193 - Protection order to secure compliance with specified provisions of the Act

The regional landscape board has no record of any order affecting this title

26.10

section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act

The regional landscape board has no record of any order affecting this title

26.11

section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act

The regional landscape board has no record of any authorisation affecting this title

27.

Outback Communities (Administration and Management) Act 2009

27.1

section 21 - Notice of levy or contribution payable

Outback Communities Authority has no record affecting this title

28. *Phylloxera and Grape Industry Act 1995*

- 28.1 section 23(1) - Notice of contribution payable The Phylloxera and Grape Industry Board of South Australia has no vineyard registered against this title. However all properties with greater than 0.5 hectares of planted vines are required to be registered with the board

29. *Planning, Development and Infrastructure Act 2016*

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- Code Amendment**
- Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.
- Code Amendment**
- Green Fields Centre - Thirteen Commercial Pty Ltd is proposing to rezone approx. 4.5 hectares of land at Part Lot 1001 Salisbury Highway Green Fields, to enable a retail based centre that will serve existing and future population growth. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.
- Code Amendment**
- Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit https://plan.sa.gov.au/have_your_say/ or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).
- Code Amendment**
- Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.
- Code Amendment**

1113-1131 Port Wakefield Road, Employment Land - The Proponent seeks to rezone land located on Port Wakefield & Summer Roads at Waterloo Corner & Bolivar (Affected Area) from Deferred Urban to Employment. This proposal will enable the land to be developed for uses such as trade premises, retail showrooms & other employment. For more information visit the amendment webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.

29.2	section 127 - Condition (that continues to apply) of a development authorisation <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.3	section 139 - Notice of proposed work and notice may require access	Contact the vendor for these details
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

Contact the Local Government Authority for details relevant to this item

also

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

30. **Plant Health Act 2009**

30.1

section 8 or 9 - Notice or order concerning pests

Plant Health in PIRSA has no record of any notice or order affecting this title

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

31.1

Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

31.2

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 <i>Regulations to the Land and Business (Sale and Conveyancing) Act 1994</i>		
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.



Product
Date/Time
Customer Reference
Order ID

Check Search
02/08/2024 12:36PM
20240802005131

Certificate of Title

Title Reference: CT 5090/471
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



Certificate of Title

Title Reference:CT 5090/471

Status:CURRENT

Parent Title(s):CT 4308/380

Dealing(s) Creating Title:RTD 7350370

Title Issued:24/09/1992

Edition:3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
26/06/2013	10/07/2013	11961190	TRANSFER	REGISTERED	SANTINA FRANCO, EUFEMIA CARUSO, MARIA ROSA DAVIES- MORGANTE, ELIZA ANNA ZUMMO
26/06/2013	10/07/2013	11961189	TRANSMISSION APPLICATION	REGISTERED	BRUNO MORGANTE (DECD), MARIA CONCETTA MORGANTE (EXEC)
16/12/1996	10/01/1997	8220147	TRANSFER	REGISTERED	BRUNO MORGANTE



Product

Date/Time

Customer Reference

Order ID

Title and Valuation Package

02/08/2024 12:36PM

20240802005131

Certificate of Title

Title ReferenceCT 5090/471

StatusCURRENT

EasementYES

Owner Number16162864

Address for Notices60 WINDSOR AVE WOODVILLE PARK 5011

Area950m² (APPROXIMATE)

Estate Type

Fee Simple

Registered Proprietor

SANTINA FRANCO
OF 60 WINDSOR AVENUE WOODVILLE PARK SA 5011
1 / 4 SHARE

EUFEMIA CARUSO
OF 5 NALARA PLACE SALISBURY HEIGHTS SA 5109
1 / 4 SHARE

MARIA ROSA DAVIES-MORGANTE
OF 45 AIRLIE AVENUE PROSPECT SA 5082
1 / 4 SHARE

ELIZA ANNA ZUMMO
OF 39 COOMURRA DRIVE SALISBURY HEIGHTS SA 5109
1 / 4 SHARE

Description of Land

ALLOTMENT 1 DEPOSITED PLAN 35147
IN THE AREA NAMED SALISBURY
HUNDRED OF YATALA

Last Sale Details

Dealing ReferenceTRANSFER (T) 11961190

Dealing Date01/05/2013

Sale Price\$0

Sale TypeCHANGE OF OWNERSHIP FOR NO MONETARY CONSIDERATION OR UNDISCLOSED CONSIDERATION

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers



Valuation Number	Status	Property Location Address
4426245900	CURRENT	78 WINZOR STREET, SALISBURY, SA 5108

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	4426245900
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/1993
Property Location	78 WINZOR STREET, SALISBURY, SA 5108
Local Government	SALISBURY
Owner Names	EUFEMIA CARUSO MARIA ROSA DAVIES-MORGANTE ELIZA ANNA ZUMMO SANTINA FRANCO
Owner Number	16162864
Address for Notices	60 WINDSOR AVE WOODVILLE PARK 5011
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	5H IG
Local Government Description	Residential

Parcels



Plan/Parcel	Title Reference(s)
D35147 ALLOTMENT 1	CT 5090/471

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$355,000	\$560,000			
Previous	\$310,000	\$495,000			

Building Details

Valuation Number	4426245900
Building Style	Conventional
Year Built	1977
Building Condition	Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	150 sqm
Number of Main Rooms	5

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

City of Salisbury



Annexure to Form 1 – Vendor's Statement



City of Salisbury
ABN 82 615 416 895

34 Church Street
PO Box 8
Salisbury SA 5108
Australia

Telephone 08 8406 8222
Facsimile 08 8281 5466
city@salisbury.sa.gov.au

www.salisbury.sa.gov.au

2 August 2024

Julie Schreiber Conveyancer
PO Box 893
SALISBURY SA 5108

Location: 78 Winzor Street , Salisbury SA 5108
Title Details: Lot 1 D 35147 Sec S2255
CT-5090/471
Owner: E Caruso and E A Zummo and S Franco and M R Davies-Morgante
Assessment No: 60225

I CERTIFY IN TERMS OF SECTION 187 (1) OF THE LOCAL GOVERNMENT ACT as follows: -

- (a) That the rates and other monies which are due and payable to the Council in respect of the above property at the date of the giving of this certificate are as listed below.
- (b) That the rates become due and payable on the 1st July each year.
- (c) That the rates, fines, arrears, and property debts are a charge upon the said property.

Details of the AMOUNT OF RATES DECLARED for the current financial year: -

Rates:	1,779.45
Rebates:	0.00
Total:	1,779.45

Details of the AMOUNTS OUTSTANDING at the time of giving this certificate: -

	Arrears:	0.00
	Interest on Arrears:	0.00
	Fines on Current:	0.00
<i>Less</i>	Paid This Year:	0.00
	Arrears Legal Fees:	0.00
	Current Legal Fees:	0.00
	Overpayment:	0.00
	Refunds:	0.00

	Current Rates Balance:	1,779.45
	Property Debt:	0.00
	Building Upgrade Debt:	0.00
	Current reWater Balance:	0.00
	Total Balance:	\$1,779.45

Important Information:

Rates Certificates are valid for 90 days from the date of the certificate.

Please phone Council's Customer Centre on 8406 8222 within two weeks before settlement to confirm final payment amounts, as rates liability may have changed.

Certificates will not be reissued due to a new financial year without an additional payment.

Refer to Council's Customer Centre for further details or updates on 8406 8222.

Per

**Heidi Crossley**

Delegate

Telephone: (08) 8406 8222

Email: hcrossley@salisbury.sa.gov.au

BPAY Payments can be made using the following details:

*** Please ensure that settlement amount is confirmed via phone before making payments via Bpay**

Billercode: 8649

Reference: 60225



City of Salisbury
ABN 82 615 416 895

34 Church Street
PO Box 8
Salisbury SA 5108
Australia

Telephone 08 8406 8222
Facsimile 08 8281 5466
city@salisbury.sa.gov.au

www.salisbury.sa.gov.au

2 August 2024

Julie Schreiber Conveyancer
PO Box 893
SALISBURY SA 5108

Dear Sir / Madam

Request for Information

We refer to your request and now attached particulars and documentary material which Council must supply pursuant to the provisions of the Local Government Act and the Land Business (Sale and Conveyancing) Act.

Yours faithfully

Per

Heidi Crossley

Delegate

Telephone: (08) 8406 8222

Email: development@salisbury.sa.gov.au



City of Salisbury
ABN 82 615 416 895

34 Church Street
PO Box 8
Salisbury SA 5108
Australia

Telephone 08 8406 8222
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city@salisbury.sa.gov.au

www.salisbury.sa.gov.au

LAND AND BUSINESS (SALE AND CONVEYANCING) ACT
INFORMATION PURSUANT TO SECTION 7 CERTIFICATE

APPLICANT	Julie Schreiber Conveyancer	Certificate No:87079
	PO Box 893 SALISBURY SA 5108	Date of Issue: 2 August 2024

DESCRIPTION OF LAND	78 Winzor Street , Salisbury SA 5108 CT-5090/471
---------------------	---

We refer to your request for information and now attach particulars and documentary material, which Council must supply pursuant to the provisions of the Local Government Act and the Land Business (Sale and Conveyancing) Act.

DEVELOPMENT ACT 1993 (repealed)

SECTION 42
Condition (that continues to apply) of a development authorisation

No

Repealed Act Conditions

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

Building Act 1971 (repealed)
City of Adelaide Development Control Act 1976 (repealed)
Planning Act 1982 (repealed) or
Planning and Development Act 1966 (repealed)

Application No: 361/495/1966/HA

Description: DWELLING

Decision Date: 13-Oct-1965

Decision: Approved

Conditions: NIL

Application No: 361/4725/1976/HA
 Description: VERANDAH
 Decision Date: 19-Jul-1976
 Decision: Approved
 Conditions: 1

- Existing fascia of the house being firmly fixed by bolting or loxins to existing house rafters.

Application No: 361/395/1980/HA
 Description: AIR CONDITIONING
 Decision Date: 20-Aug-1979
 Decision: Approved
 Conditions: NIL

Application No: DA8055
 Description: BLD GARAGE
 Decision Date: Unknown
 Decision: Approved
 Conditions: NIL
 Application No: 361/1974/1981/HA
 Description: GARAGE
 Decision Date: 09-Feb-1981
 Decision: Approved
 Conditions: NIL

Application No: 361/2166/1988/HA
 Description: GARAGE
 Decision Date: 09-May-1988
 Decision: Approved
 Conditions: 6

- The proposed garage now granted consent shall be used for domestic storage purposes only.
- The proposed garage shall be positioned at least 3.0m from Hay St, property boundary.
- The proposed garage now granted consent shall be erected in accordance with details contained in Development Application 361/DP8055/88.
All stormwater from the buildings and paved areas shall be disposed of in a manner and with materials to the reasonable satisfaction of Council, before the use now granted consent is made.
- The proposed garage now granted consent shall be constructed in colourbond or be painted in earth or green tones.

5. Council considers the conditions are necessary to ensure that the use of land and activities associated with that use do not injuriously or detrimentally affect the amenity of the locality or the zone.
6. The applicant, and/or other persons making the use of the subject land for the purpose now granted consent, shall proceed with the use of the land and any development in such a manner as to comply with the requirements of all statutes, regulations and by-laws applicable thereto.

PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016

PART 5 – Planning and Design Code

Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):

Refer to PlanSA Section 7 report attached.

Is there a State heritage place on the land or is the land situated in a State heritage area?

Refer to PlanSA Section 7 Report attached

Is the land designated as a place of local heritage place?

Refer to PlanSA Section 7 Report attached

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?

Refer to PlanSA Section 7 Report attached

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?

Flooding Hazards Mapping Update Code Amendment
Residential Driveway Crossovers Code Amendment

For further information about the Planning and Design Code Amendment visit [Code amendments | PlanSA](#)

Also refer to Property Interest Report

Section 127 – Condition (that continues to apply) of a development authorisation

Refer to PlanSA Section 7 Report attached

DEVELOPMENT ACT 1993 (repealed)

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

No

Section 50(2)—Agreement to vest land in a council or the Crown 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

SEE TITLE FOR DETAILS

Section 69—Emergency order

No

Section 71—Fire safety notice

No

Section 84—Enforcement notice

No

Section 85(6), 85(10) or 106—Enforcement order

No

Part 11 Division 2—Proceedings

No

FIRE AND EMERGENCY SERVICES ACT 2005

Section 105F (or section 56 or 83 (repealed)) – Notice to take action to prevent outbreak or spread of fire.

No

FOOD ACT 2001

Section 44—Improvement Notice

No

Section 46—Prohibition Order

No

HOUSING IMPROVEMENT ACT 1940 (repealed)

Section 23—declaration that house is undesirable or unfit for human habitation

No

Part 7 (rent control for substandard houses) – Notice or declaration

No

LAND ACQUISITION ACT 1969

Section 10 Notice of Intention to acquire

No

LOCAL GOVERNMENT ACT 1934 (repealed)

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

For charges refer to the Certificate of Rates Liabilities

LOCAL NUISANCE AND LITTER CONTROL ACT 2016

Section 30 – Nuisance or litter abatement notice

No

PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016

Section 141 – Order to Remove or Perform Work

No

Section 142 – Notice to Complete Development

No

Section 155 – Emergency Order

No

Section 157 – Fire Safety Notice

No

Section 192 or 193 Land Management Agreement

SEE TITLE FOR DETAILS

Section 198(1) – Requirements to Vest Land in a Council or the Crown to Held as Open Space

No

Section 198(2) – Agreement to Vest Land in a Council or the Crown to be held as Open Space

No

Part 16 Division 1 – Proceedings

No

Section 213 – Enforcement Notice

No

Section 214(6), 214(10) or 222 – Enforcement Order

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

No

Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) regulation 19—Maintenance order (that has not been complied with)

No

SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011

Section 92 – Notice

No

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

No

OTHER CHARGES

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

For charges refer to the Certificate of Rates Liabilities

BUILDING INDEMNITY INSURANCE

Section 7(1)(c)

Any approved building work undertaken on the property the subject of Building Indemnity Insurance.

Note—Building indemnity insurance is not required for—

- (a) domestic building work for which approval under the *Planning, Development and Infrastructure Act 2016*, the repealed *Development Act 1993* or the repealed *Building Act 1971* is or was not required; or
- (b) minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or
- (c) domestic building work commenced before 1 May 1987; or

- (d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 2011*; or
- (e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted under section 45 of that Act.

NO

Also refer to PlanSA Section 7 Report attached.

Exemption from holding insurance:

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

No

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 or the Planning, Development and Infrastructure Act 2016**

All development approvals on council records relating to this subject land are listed under the heading "Development Act 1993" or are provided in the Plan SA Section 7 Report attached.

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

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

Per



Authorised Officer: Heidi Crossley

Date: 02/08/2024

SALES NOTICE

The City of Salisbury has within it two significant airports. Parafield Airport is a general aviation airport that also provides for aviation training facilities which includes repeated landing and take-off flight circuit training, and the RAAF Base Edinburgh which is a significant military airfield that includes jet fighters and long range surveillance aircraft within its operations. Both airports are controlled by Federal legislation and administered by Federal Government Agencies, not Council.

The property for sale may be subject to overflight and aircraft noise from these airports, and there may also be overflights as a result of Adelaide Airport flights. Intending residents or business proprietors are advised that living or working in the vicinity of an airport may result in noise from the airport operations and flights and that individual sensitivity can vary from person to person. Intending purchasers should consider their situation and sensitivities to airplane noise.

The following information links may assist you in coming to an understanding of the suitability of the property for your situation regarding aircraft noise:

Internet Link	Organisation
https://www.parafieldairport.com.au/operations/master-planning	Parafield Airport - Master Plan Document identifying future anticipated operations which Includes maps of flight paths, noise metrics and explanation of the noise forecast system.
http://www.defence.gov.au/aircraftnoise/Edinburgh/Default.asp	Department of Defence – RAAF Base Edinburgh Informs on aircraft, flight paths, noise forecasts, aircraft fleet, and general matters.
https://infrastructure.gov.au/aviation/environmental/aircraft-noise/index.aspx	Australian Government Federal Agency Aircraft noise and complaints information
http://aircraftnoise.com.au/	Airservices Australia and Australian Airports Association initiative. Information on aircraft noise, its management, and what you can do to reduce its impact.
http://www.airservicesaustralia.com/aircraftnoise/	Australian Government Airservices Australia Information on aircraft noise, its management, upcoming operations at different airports around Australia, links to things to consider on airplane noise when purchasing a house, and Fact Sheets
http://www.airservicesaustralia.com/aircraftnoise/noise-resources/	Australian Government Airservices Australia Links to other relevant information and resources
http://www.airservicesaustralia.com/aircraftnoise/webtrak/	Australian Government Airservices Australia Link to Web Trak, a web viewer for civil aircraft movements

https://www.aviationcomplaints.gov.au/	<p>Australian Government</p> <p>Site for aviation complaints, including military flying activities.</p>
http://www.ano.gov.au/	<p>Federal Aircraft Noise Ombudsman office</p> <p>Investigates handling of Airservices Australia and Defence's complaints, community consultation processes and presentation of noise information.</p>



Data Extract for Section 7 search purposes

Valuation ID 4426245900

Data Extract Date: 02/08/2024

Parcel ID: D35147 A1

Certificate Title: CT5090/471

Property Address: 78 WINZOR ST SALISBURY SA 5108

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

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

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

Affordable Housing

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

Building Near Airfields

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

Defence Aviation Area (All structures over 90 metres)

The Defence Aviation Area Overlay seeks to ensure building height does not pose a hazard to the operational and safety requirements of Defence Aviation Areas.

Future Local Road Widening

The Future Local Road Widening Overlay seeks to ensure development will not compromise efficient delivery of future road widening requirements.

Hazards (Flooding - General)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No declared trees. Refer to Regulated and Significant Tree Overlay.

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

Certificate of Emergency Services Levy Payable



Annexure to Form 1 – Vendor's Statement



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: 2593308

THE TRUSTEE FOR SHAW CONVEYANCING TRU
SCHREIBER CONVEYANCING
POST OFFICE BOX 893
SALISBURY SA 5108

DATE OF ISSUE

05/08/2024

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

16162864

OWNERSHIP NAME

S FRANCO & ORS

PROPERTY DESCRIPTION

78 WINZOR ST / SALISBURY SA 5108 / LT 1

ASSESSMENT NUMBER

4426245900

TITLE REF.

(A "+" indicates multiple titles)

CT 5090/471

CAPITAL VALUE

\$560,000.00

AREA / FACTOR

R4

1.000

LAND USE / FACTOR

RE

0.400

LEVY DETAILS:

FINANCIAL YEAR

2024-2025

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00

\$ 211.00

\$ 129.95

\$ 0.00

\$ 0.00

\$ 131.05

Please Note:

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

EXPIRY DATE

03/11/2024



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

16162864

OWNERSHIP NAME

S FRANCO & ORS

ASSESSMENT NUMBER

4426245900

AMOUNT PAYABLE

\$131.05

AGENT NUMBER

100031714

AGENT NAME

THE TRUSTEE FOR SHAW CONVEYANCING TRUST SCHRE

EXPIRY DATE

03/11/2024

+80013185540022> +001571+ <0550566866> <0000013105> +444+

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

Certificate of Land Tax Payable



Annexure to Form 1 – Vendor's Statement



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: 2593308

DATE OF ISSUE

05/08/2024

THE TRUSTEE FOR SHAW CONVEYANCING TRU
SCHREIBER CONVEYANCING
POST OFFICE BOX 893
SALISBURY SA 5108

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

S FRANCO & ORS

FINANCIAL YEAR

2024-2025

PROPERTY DESCRIPTION

78 WINZOR ST / SALISBURY SA 5108 / LT 1

ASSESSMENT NUMBER

4426245900

TITLE REF.

(A "+" indicates multiple titles)

CT 5090/471

TAXABLE SITE VALUE

\$355,000.00

AREA

0.0950 HA

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

CURRENT TAX	\$	1,160.74	SINGLE HOLDING	\$	0.00
- DEDUCTIONS	\$	0.00			
+ ARREARS	\$	3,357.50			
- PAYMENTS	\$	0.00			
= <u>AMOUNT PAYABLE</u>	\$	4,518.24			

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 03/11/2024



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

16162864

OWNERSHIP NAME

S FRANCO & ORS

ASSESSMENT NUMBER

4426245900

AMOUNT PAYABLE

\$4,518.24

AGENT NUMBER

100031714

AGENT NAME

THE TRUSTEE FOR SHAW CONVEYANCING TRUST SCHRE

PAYABLE ON OR BEFORE

03/11/2024

+80013185530012> +000927+ <0550566866> <0000451824> +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

Certificate of Water and Sewer Charges & Encumbrance Information



Annexure to Form 1 – Vendor's Statement



Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
44 26245 90 0	CT5090471	6/8/2024	350	2593308

SCHREIBER CONVEYANCING
37 JOHN ST
SALISBURY SA 5108
admin@schreiberconveyancing.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer:	E CARUSO & EAZMR DAVIES & MS		
Location:	78 WINZOR ST SALISBURY LT 1		
Description:	5H IG	Capital Value:	\$ 560 000
Rating:	Residential		

Periodic charges

Raised in current years to 30/6/2024

			\$
	Arrears as at: 30/6/2024	:	0.00
Water main available:	28/1/1986	Water rates	: 0.00
Sewer main available:	1/7/1993	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: 78.60 Sewer: 87.08 Bill: 28/8/2024

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

The last Water Use Year ended on 21/05/2024.

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

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:

E CARUSO & EAZMR DAVIES & MS

Water & Sewer Account

Acct. No.: **44 26245 90 0**

Amount: _____

Address:

78 WINZOR ST SALISBURY LT 1

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	4426245900



Bill code: 8888
Ref: 4426245900

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: 4426245900



**Government of
South Australia**

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

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

Smoke Detector



Annexure to Form 1 – Vendor's Statement



Home fire safety fact sheet



Smoke Alarms

General Information

Legislative Requirements

In South Australia, legislation is in place to make domestic smoke alarms compulsory for all residential buildings. In some situations the smoke alarms need to be interconnected. See "Interconnecting smoke alarms" below.

Home owners are required, by Regulation 76B under the Development Act 1993, to install battery powered or hard-wired (240 volt mains powered) smoke alarms*.

* Houses built since 1 January 1995 must be equipped with hard-wired smoke alarms. All other houses must be equipped with at least replaceable battery powered smoke alarms. From 1 Feb 1998 when a house with replaceable battery powered smoke alarms is sold the new owner has six months to install alarms which are hard-wired to the 240 volt power supply or powered by 10 year life, non-replaceable, non-removable batteries.

Penalties apply for non-compliance.

In rented homes the owner of the property is responsible for the installation of working smoke alarms and must ensure that they are maintained. The minimum maintenance required under Australian Standard 1851 – 2012 is detailed in the SA Metropolitan Fire Service (MFS) Home Fire & Life Safety fact sheet [Smoke Alarm Servicing Schedule](#). This schedule, appropriately signed and dated, can be kept as a record of maintenance. The MFS recommends a more rigorous maintenance regime (see below "Maintenance of Smoke Alarms") and suggests that more frequent maintenance instructions and responsibilities are included in leasing agreements as the responsibility of the tenant.

Why Do You Need A Smoke Alarm?

Smoke obscures vision and causes intense irritation to the eyes. This, combined with the effects of the poisons in the smoke, can cause disorientation, impaired judgement and panic, reducing the victim's ability to find an exit.

Most fire-related deaths result from the inhalation of toxic fire gases rather than from direct contact with flame or exposure to heat.

Home fire safety fact sheet

Correctly located smoke alarms in your home give early warning of fire, providing you with the precious time which may be vital to your survival.

Home Fire Escape Plan

The installation of smoke alarms forms one part of a Home Fire Escape Plan. It is vitally important that every family has a complete Home Fire Escape Plan which is practised and understood by all occupants. Advice on the development of a Home Fire Escape Plan is available from the MFS by telephoning 8204 3611 or visiting our website <http://www.mfs.sa.gov.au>.

Types Of Smoke Alarms

Ionisation Smoke Alarms

Ionisation smoke alarms detect small diameter smoke particles, the invisible products of combustion, and are most effective in the case of flaming fires. They are not suitable for locations affected by cooking, combustion heating appliances or open fires.

Photo-Electric Smoke Alarms

Photo-electric smoke alarms detect larger smoke particles, the visible products of combustion, and are most effective in the case of smouldering fires. They are suitable for installation near kitchens or in areas containing combustion heaters or open fires.

Best Protection

Research indicates that photo-electric alarms provide the best detection across a range of fires.

For homes which already have ionisation alarms, we recommend that they be supplemented with additional, interconnected photo-electric alarms. When existing ionisation alarms reach 10 years of age, they should be replaced with photo-electric alarms.

The MFS recommends that the best protection is provided by photo-electric smoke alarms which are hard-wired to the 240 volt power supply and interconnected to give the earliest warning possible.

Interconnectable Alarms

The interconnection of multiple alarms ensures that if one alarm detects smoke, all interconnected alarms will activate to sound the warning. Alarms can be interconnected by wires in the ceiling space or by wireless interconnection.

From 1 May 2014 multiple smoke alarms must be interconnected in all new Class 1 and Class 2 buildings and in any new extensions to buildings which require more than one alarm.

"Class 1 and 2 buildings" means:

- Any single dwelling including detached houses or attached houses such as row houses, terrace houses, town houses, villa units, etc.
- A boarding house, guest house, hostel or the like with a total floor area not exceeding 300m² and in which not more than 12 persons would ordinarily reside.

Note: Larger buildings of these types will require a commercial type fire alarm system.

Page 2 of 8

Home fire safety fact sheet

- Any building containing two or more sole-occupancy units each being a separate dwelling (i.e. flats, motel units, apartments and the like) where the building is not required to be fitted with a commercial type fire alarm system.

Regardless of when your house was built, the MFS recommends that if you have multiple smoke alarms they should be interconnected. Both the ionisation and the photo-electric types of smoke alarm are available as interconnectable alarms.

Quality Assurance

For assurance of quality in manufacture, the MFS recommends that you buy smoke alarms which comply with Australian Standard 3786.

Look for 'AS 3786' and/or the Standards Australia 'five ticks' symbol on the packaging. (Pictured right)



Fire Detection Systems

In a large domestic dwelling, it is advantageous to have the domestic smoke alarms interfaced to a Residential Fire Alarm Indicator Panel. The occupants, and the fire service on their arrival, will then know exactly where the fire has been detected in the house.

Residential Fire Alarm Indicator Panels are also an advantage in lodging houses, blocks of flats or apartments.

Note: Residential alarms may only be used where the Building Code of Australia does not call for an Australian Standard 1670 system.

Some monitored security alarms are only equipped with smoke detectors. These detectors may not comply with AS 3786 (Smoke Alarms) and therefore may not comply with Regulation 76B of the Development Regulations 2008 or the Building Code of Australia. Where a monitored security system with non-compliant smoke detectors is installed, owners need to install one or more smoke alarms that are AS 3786 compliant.

Smoke Alarms For Impaired Persons

For those who are deaf or hard of hearing, there are smoke alarm systems available that incorporate strobe lights and vibrating elements in addition to the audible alert signal.

If you are dependent on others for movement (e.g. paraplegic), a smoke alarm system may be interfaced with equipment that will send a pre-recorded message or signal to the service provider so that the fire service and a designated carer can be immediately notified to respond.

Power Supply Options

Hard wired - 240 volt power supply with battery backup.

Battery Operated - Replaceable battery with low power warning signal.

Lithium Battery - Built in, non-replaceable, non-removable battery with a 10 year life.

Interfaced with Domestic Security System - Some smoke alarms are connected via a domestic security system. It is critical that the smoke alarms in such a system are AS 3786 compliant.

Home fire safety fact sheet

Installation

Legislation requires that a qualified electrician install hard-wired (240 volt) smoke alarms.

Battery-powered alarms may be installed by the householder, carefully following the manufacturer's instructions.

Maintenance Of Smoke Alarms

The maintenance of domestic smoke alarms is covered by Australian Standard 1851-2012 which states that the maintenance of smoke alarms may be carried out by the occupant in accordance with the manufacturer's recommended procedure and need not be recorded.

Australian Standard 1851-2012 recommends a minimum standard for maintenance procedures. The MFS recommends more frequent maintenance in some instances to ensure that smoke alarms operate at their maximum efficiency.

Changing The Battery

Change the battery once a year or if a 'battery low' warning 'beep' is emitted. Ensure that the appropriate battery is used for the smoke alarm you have installed. (Refer to the manufacturer's instructions.)

It is strongly recommended that batteries are changed each year. An ideal time to do this is when you change your clocks back at the end of daylight saving.

Change Your Clock; Change Your Smoke Alarm Batteries.

Remember: Hard-wired (240 volt) smoke alarms may also have backup batteries which must be changed regularly.

Testing Smoke Alarms

Press the test button once a month, and when you return from an extended absence, to ensure that the smoke alarm is working. Test the backup battery of a hard-wired (240 volt) alarm by isolating the power supply (main switch or circuit breaker) before pushing the test button.

If the smoke alarms are interconnected make sure that the interconnected smoke alarms also sound when you press the test button.

To test the alarms which are connected to a security system, refer to the owner instruction manual or follow the testing advice which is displayed on the control panel.

Cleaning Smoke Alarms

At least every six months, remove dust, lint or cobwebs from the outside of the alarm using the soft brush attachment of your vacuum cleaner. Any other cleaning should be done in accordance with the manufacturer's instructions.

Test the alarm after cleaning.

Home fire safety fact sheet

Replacing Smoke Alarms – Life Expectancy

All smoke alarms that comply with AS 3786 have a recommended service life of 10 years under normal operating conditions. After that time smoke alarms may malfunction and their efficiency may be compromised with accumulated dust, insects, airborne contaminants and corrosion of electrical circuitry. They should be replaced at least every 10 years. The MFS strongly recommends they should be replaced with hard wired, interconnected (240v) photo-electric smoke alarms.

The limited lifespan of smoke alarms applies to ALL smoke alarms regardless of power source (battery or 240 volt) or the type of smoke alarm (ionisation or photo-electric/photo-optical).

Ionisation smoke alarms contain a minute particle of radioactive material. (Ionisation type smoke alarms can be identified by the black and yellow radiation symbol which appears on the smoke alarm casing.) An exemption under the Radiation Protection Control Act 1982 permits up to two domestic ionisation smoke alarms to be disposed into domestic waste during any period of seven days. For more information go to the EPA website at:

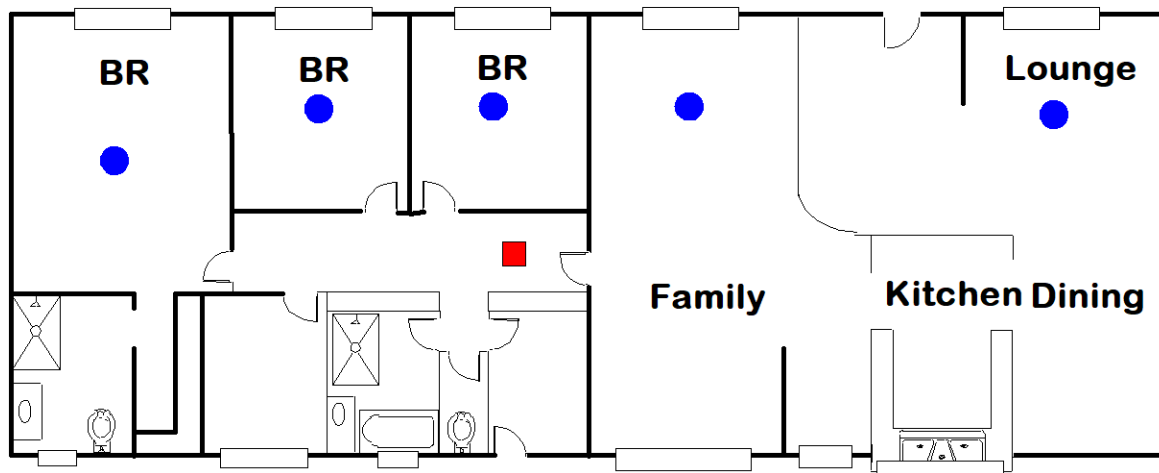
<http://www.epa.sa.gov.au/> and search 'smoke alarms'.

Old photo-electric smoke alarms (no radiation symbol) can be discarded with normal domestic rubbish.

Location Of Smoke Alarms

If you have a passageway leading to the bedrooms install the alarm at the end closer to the living area.

If you sleep with your bedroom doors closed the MFS recommends additional alarms in the bedrooms, interconnected with those located in passageways and other parts of the dwelling, to ensure that you are alerted by the activation of any alarm.



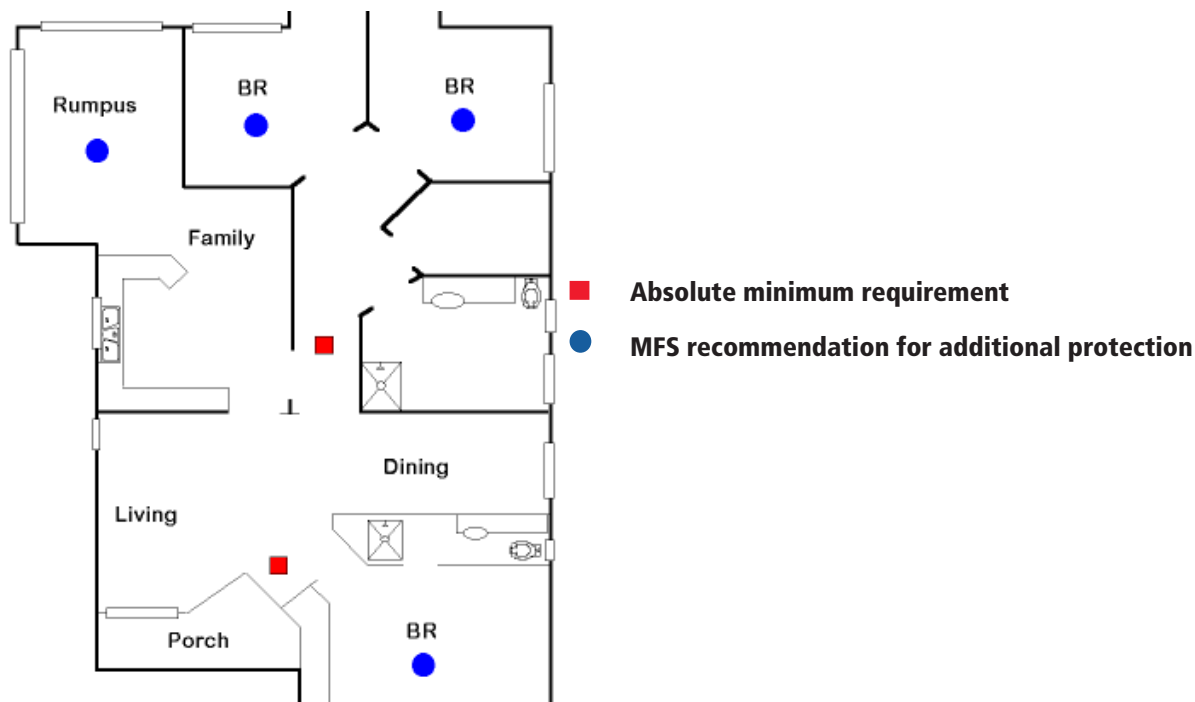
- Absolute minimum requirement
- MFS recommendation for additional protection

Home fire safety fact sheet

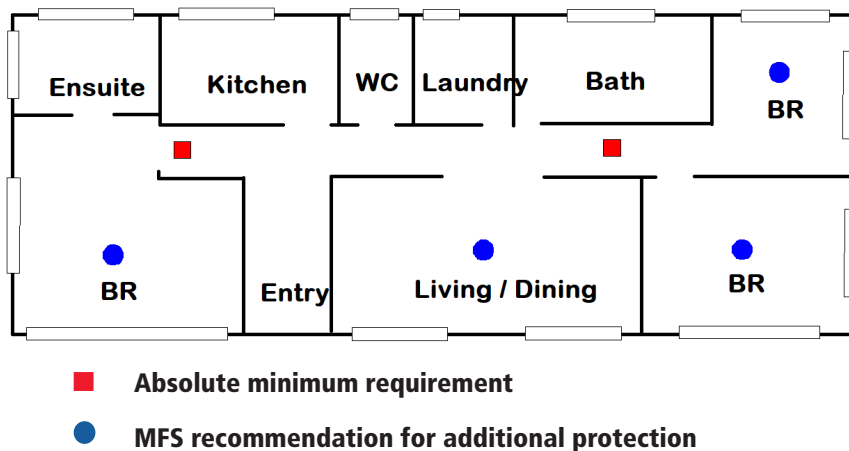
If there is no passageway but the bedrooms are accessed directly from the living area, install the alarm outside each bedroom 900mm from the doorway.

For additional protection, also install alarms in each bedroom. Install them as close as practicable to the centre of the room and interconnect them with the alarms located in other parts of the dwelling.

Consider the installation of photo-electric alarms in the living area to reduce the incidence of nuisance alarms.



If there are bedrooms at both ends of the house install interconnected alarms in the passageway to each of these areas.

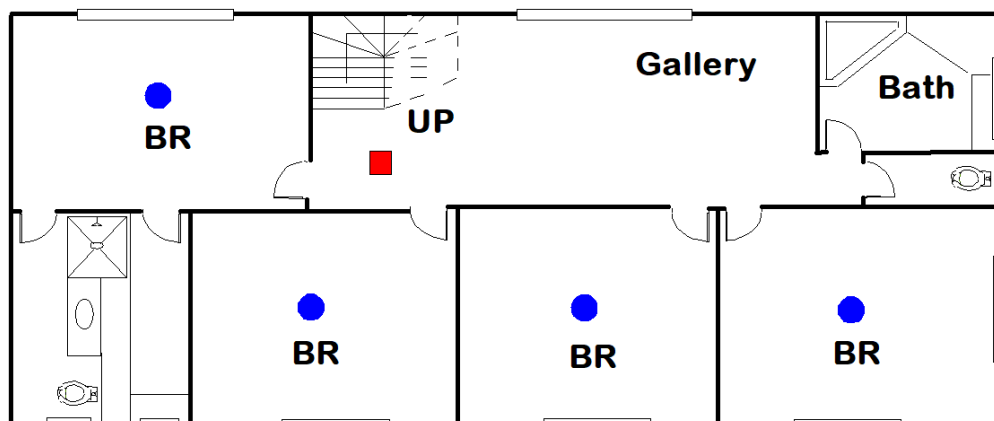


Home fire safety fact sheet

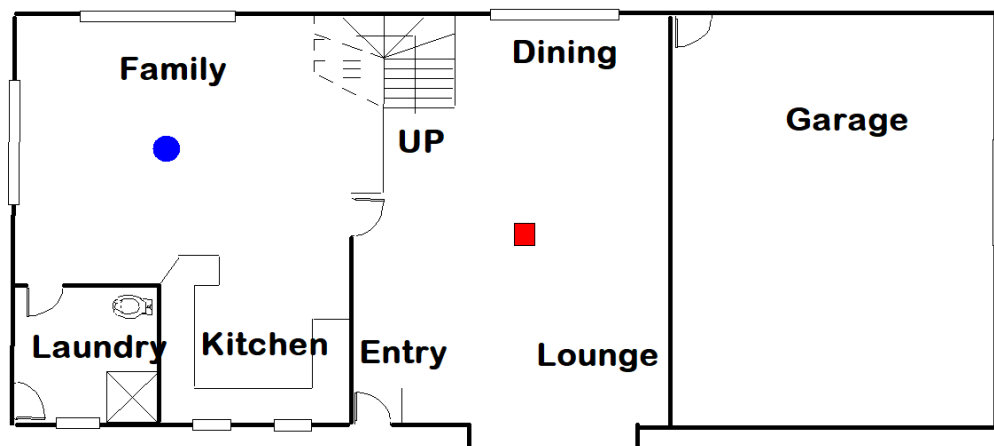
In passageways, the installation point should be at the end closest to the living area and certainly before the first bedroom is reached so that when the alarm sounds, there will be sufficient time to allow evacuation by normal exit routes e.g. doors.

If you have two or more storeys, smoke alarms should be installed on each level and the MFS recommends that they be interconnected.

Upper level:



Lower level:



- Absolute minimum requirement
- MFS recommendation for additional protection

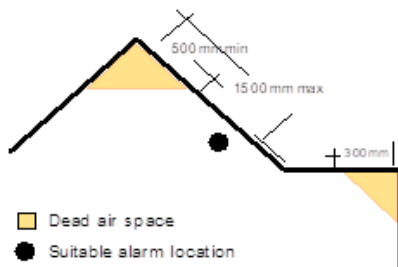
Home fire safety fact sheet

Dead Air Spaces

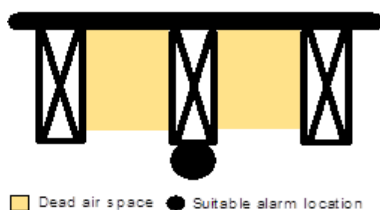
Corners between walls, between a wall and ceiling and at the apex of a sloping ceiling contain dead air space which smoke may not readily penetrate.

Alarms placed in these spaces may not activate.

On a sloping ceiling the alarm should be installed between 500 and 1500mm down the slope from the apex.



If a flat or sloping ceiling has closely spaced exposed beams the areas in between the beams should be considered as dead air space and the alarm should be attached to the bottom of a beam.



Note: The MFS does not recommend side wall installation.

Always Ensure That Smoke Alarms:

- Are not painted over - this may restrict the airflow into the alarm.
- Are located where there are no continual drafts - dust or lint may cause the alarm to activate.
- Are located away from the bathroom and laundry - steam may activate the alarm.
- Are not disconnected from the electrical supply to overcome nuisance alarms from cooking or smoke from an open fire. Instead, seek advice from the MFS and install the appropriate type of alarm in the right place.
- Are replaced within 10 years of installation. Check the manufacturer's instructions.

Ducted Air Conditioning Systems

The MFS recommends that factors such as ducted air conditioning systems may require additional interconnected smoke alarms to be installed.

SAPPA Parcel Report



Annexure to Form 1 – Vendor's Statement

SAPPA Parcel Report

Date Created: August 2, 2024

The South Australian Property and Planning Atlas is available at the Plan SA website <https://sappa.plan.sa.gov.au/>



Address Details

Unit Number:

Street Number: 78

Street Name: WINZOR

Street Type: ST

Suburb: SALISBURY

Postcode: 5108

Scale ≈ 1:346 (on A4 page)

10 metres≈

The information provided, is not represented to be accurate, current or complete at the time of printing this report.

Property Details:

Council: CITY OF SALISBURY

State Electorate: RAMSAY (2014), RAMSAY (2018), RAMSAY (2022)

Federal Electorate: PORT ADELAIDE (2013), PORT ADELAIDE (2016), SPENCE (2019)

Hundred: YATALA

Valuation Number: 4426245900

Title Reference: CT5090/471

Plan No. Parcel No.: D35147A1

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Zoning details next page



Government of South Australia
Attorney-General's Department

Zone Details

Zones

General Neighbourhood (Z2102) - GN

Overlays

Airport Building Heights (Regulated) (O0303) - All structures over 15 metres

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

Affordable Housing (O0306)

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

Building Near Airfields (O0601)

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

Defence Aviation Area (O1202) - All structures over 90 metres

The Defence Aviation Area Overlay seeks to ensure building height does not pose a hazard to the operational and safety requirements of Defence Aviation Areas.

Future Local Road Widening (O1802)

The Future Local Road Widening Overlay seeks to ensure development will not compromise efficient delivery of future road widening requirements.

Hazards (Flooding - General) (O2414)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

Prescribed Wells Area (O4804)

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

Regulated and Significant Tree (O5404)

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

Stormwater Management (O5710)

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

Urban Tree Canopy (O6302)

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

Variations

Concept Plan (V0006) - 81

Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints

Minimum Future Local Road Widening Setback (V0027) - 8

Minimum future local road widening setback is 8m

Land checker



Annexure to Form 1 – Vendor's Statement

PROPERTY REPORT

78 Winzor Street, Salisbury Sa 5108

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 1 D35147

ORIENTATION

Unavailable

LOCAL GOVERNMENT (COUNCIL)

Salisbury

FRONTAGE

Unavailable

LEGAL DESCRIPTION

D35147AL1

COUNCIL PROPERTY NUMBER

Unavailable

LAND SIZE

951m² Approx

Corelogic Property Data

HOUSE

 3  1  1

SALE HISTORY

\$0	01/05/2013
\$40,000	28/11/1996

State Electorates

LEGISLATIVE COUNCIL

NORTHERN ADELAIDE

LEGISLATIVE ASSEMBLY

RAMSAY

Schools

CLOSEST PRIVATE SCHOOLS

Thomas More College (1697 m)
St Augustine's Parish School (1824 m)
Bethany Christian School Incorporated (2082 m)

CLOSEST PRIMARY SCHOOLS

Salisbury Downs Primary School (1033 m)

CLOSEST SECONDARY SCHOOLS

Salisbury High School (1312 m)

Council Information – Salisbury

PHONE

08 8406 8222 (SALISBURY)

EMAIL

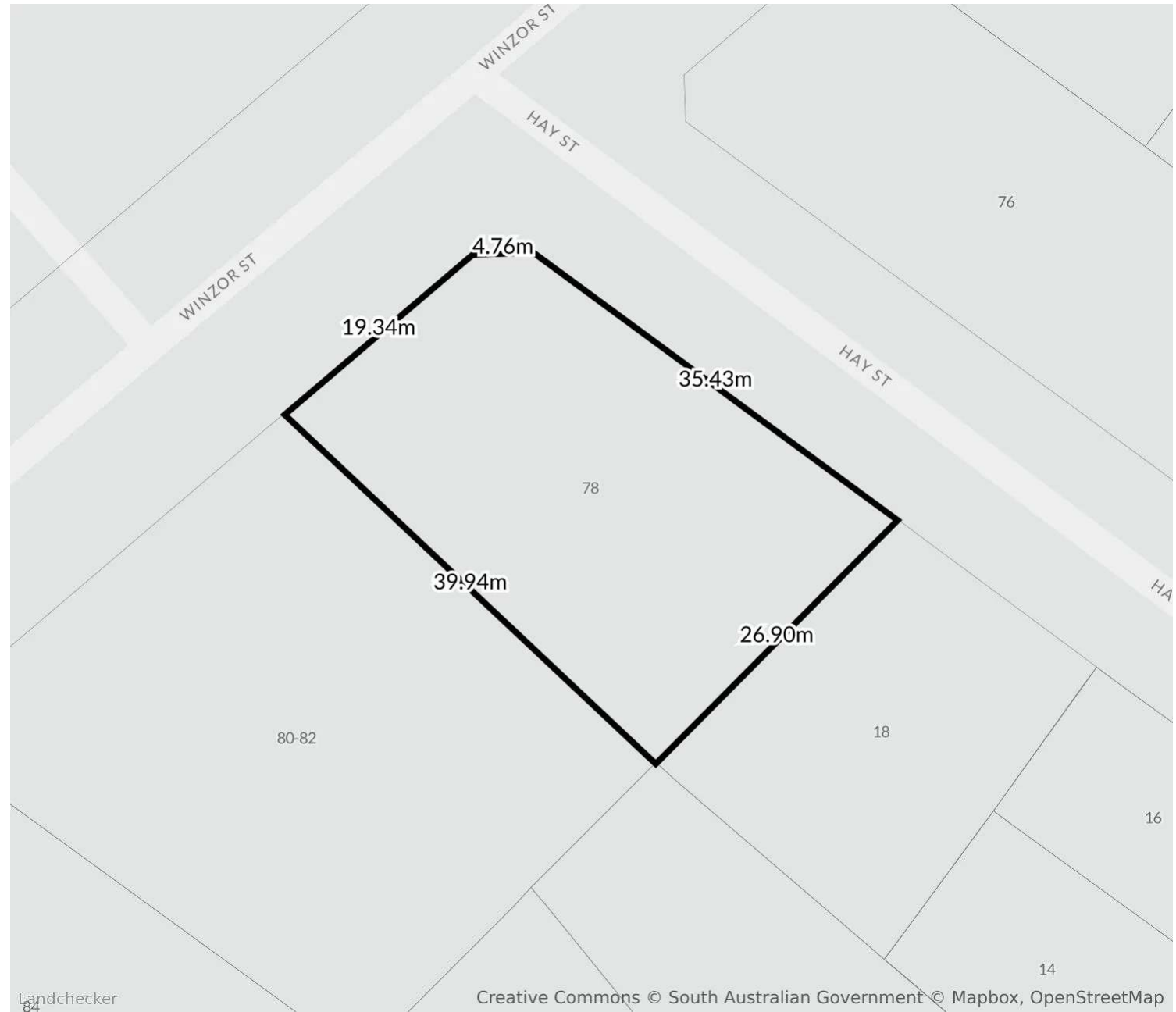
city@salisbury.sa.gov.au

WEBSITE

<http://www.salisbury.sa.gov.au/>

SITE DIMENSIONS

78 Winzor Street, Salisbury Sa 5108



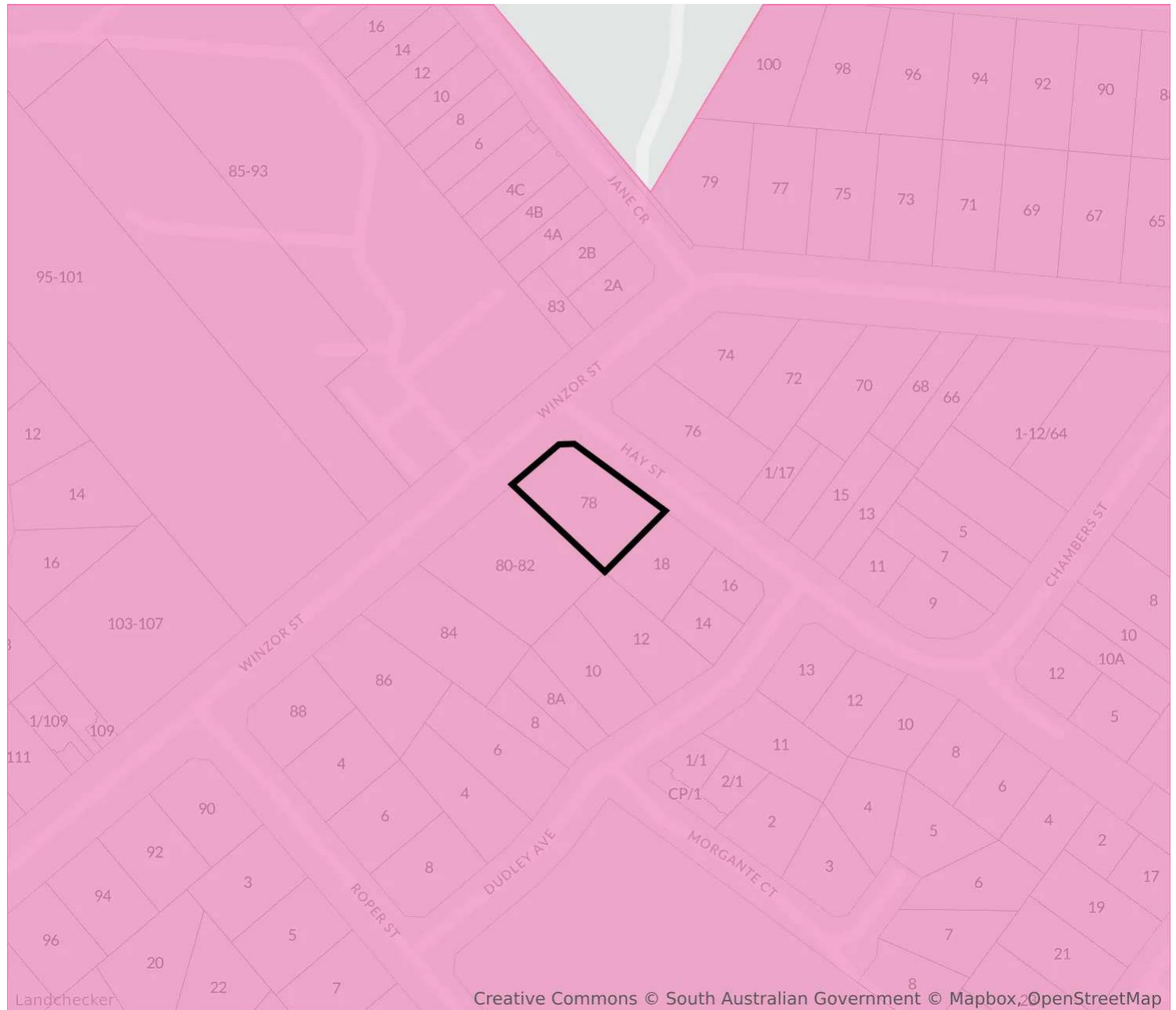
General Neighbourhood Zone

Other nearby planning zones

■ SN – Suburban Neighbourhood

OVERLAYS ON THE PROPERTY

78 Winzor Street, Salisbury Sa 5108



Affordable Housing

Affordable housing is integrated with residential and mixed use development.

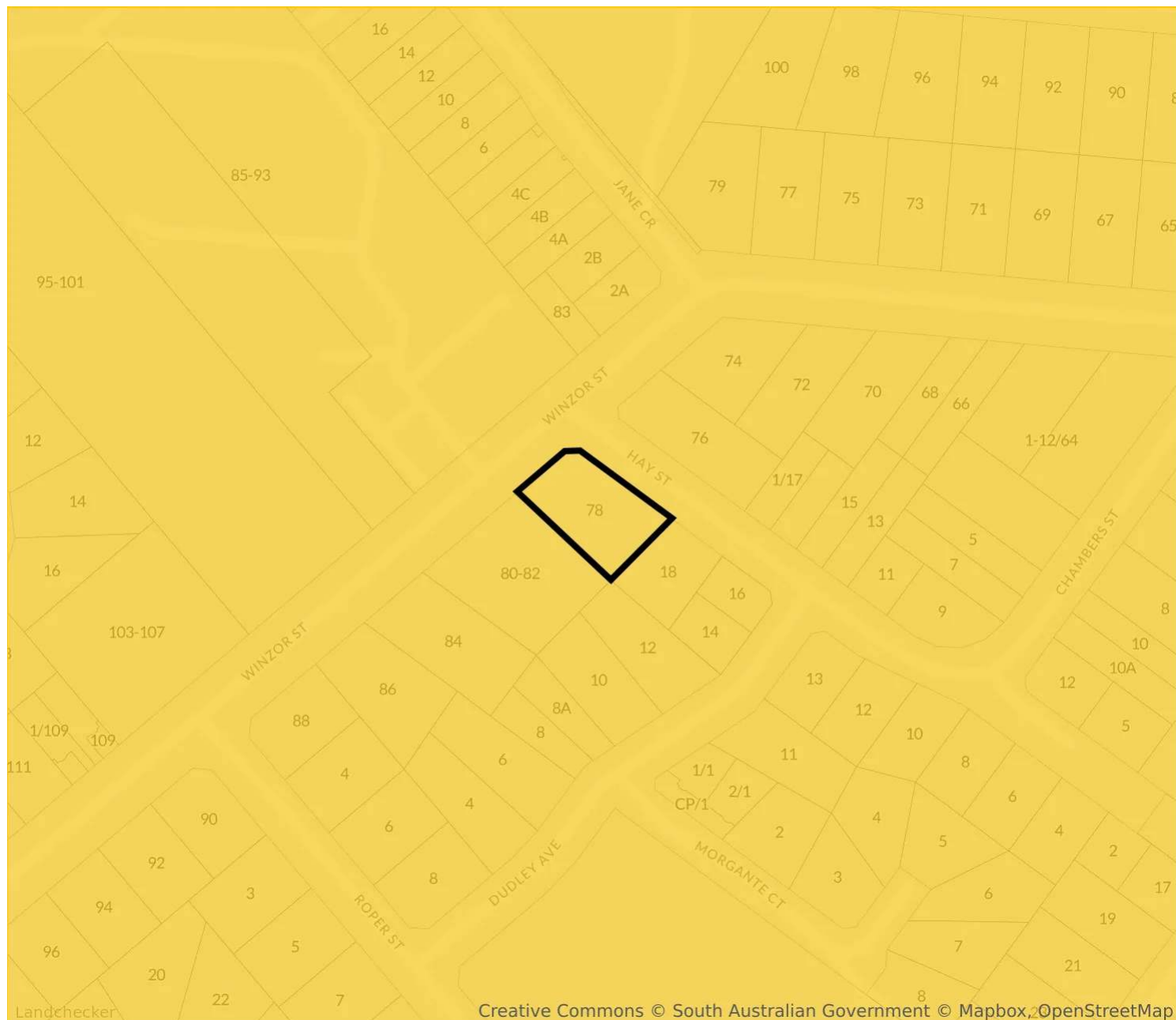
Affordable housing caters for a variety of household structures.

Affordable Housing Overlay.

For confirmation and detailed advice about this planning overlay, please contact SALISBURY council on 08 8406 8222.

OVERLAYS ON THE PROPERTY

78 Winzor Street, Salisbury Sa 5108



Airport Building Heights Regulated

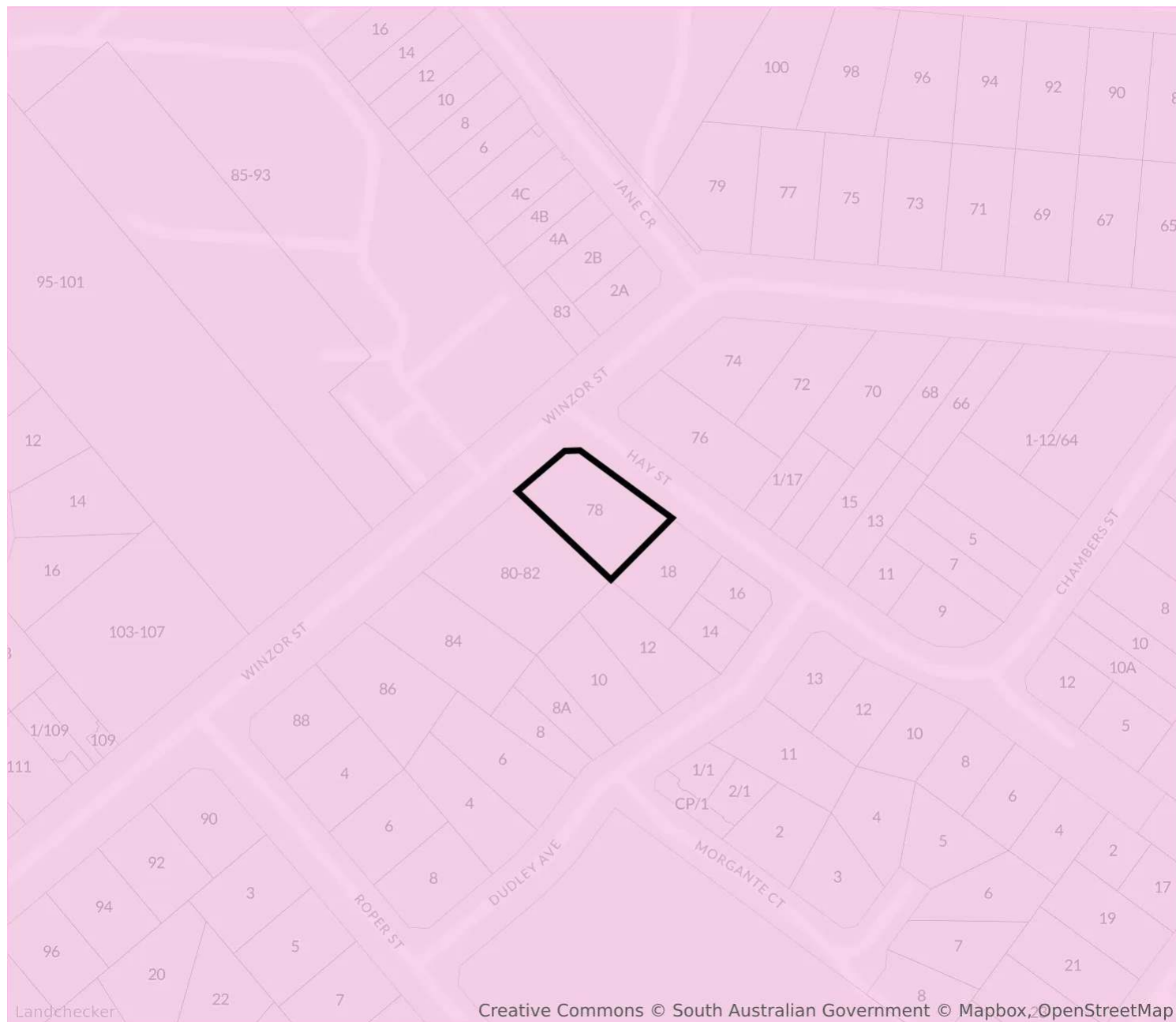
Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites.

Airport Building Heights (Regulated) Overlay

For confirmation and detailed advice about this planning overlay, please contact SALISBURY council on 08 8406 8222.

OVERLAYS ON THE PROPERTY

78 Winzor Street, Salisbury Sa 5108



Building Near Airfields

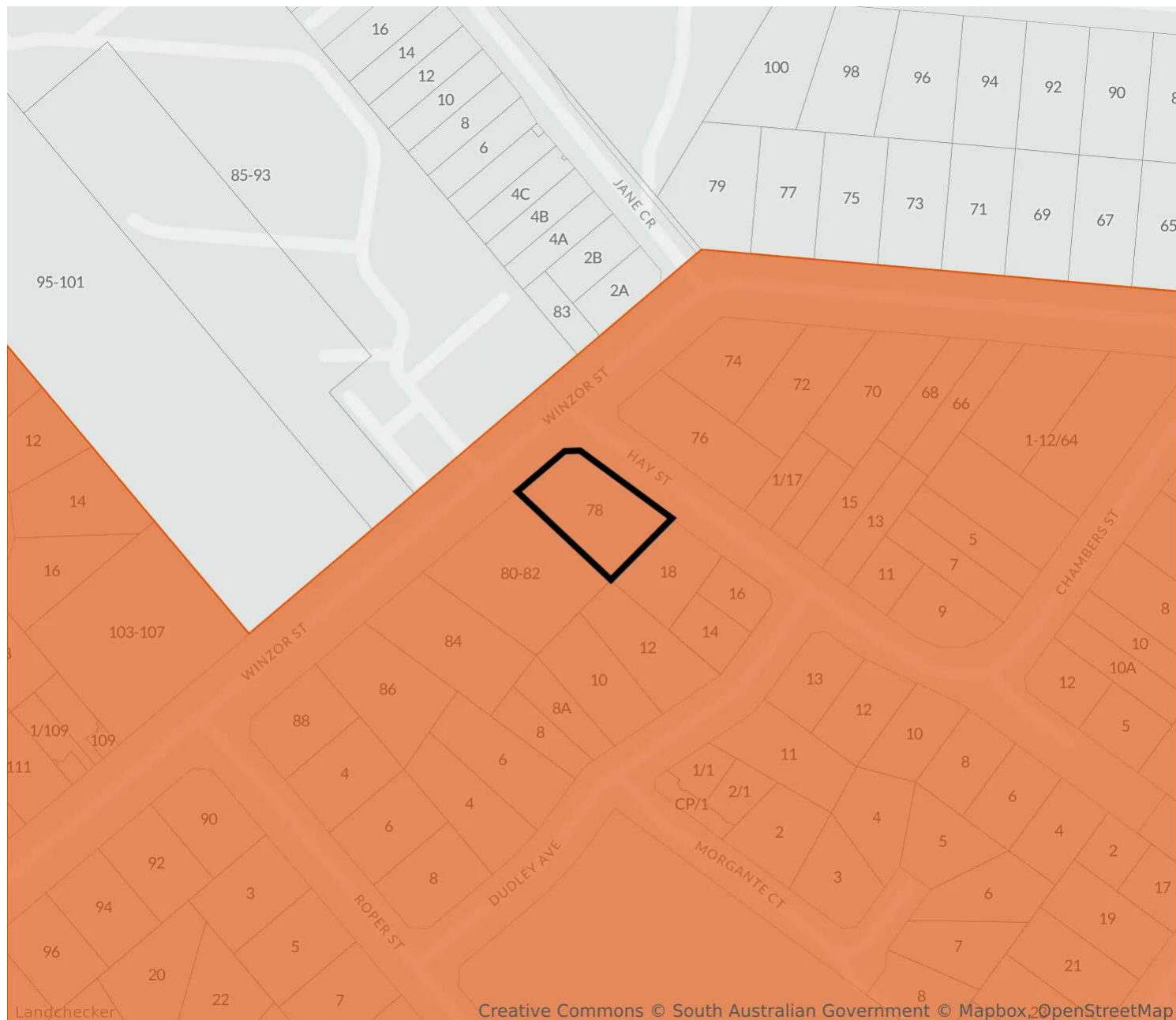
Maintain the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife.

Building Near Airfields Overlay

For confirmation and detailed advice about this planning overlay, please contact SALISBURY council on 08 8406 8222.

OVERLAYS ON THE PROPERTY

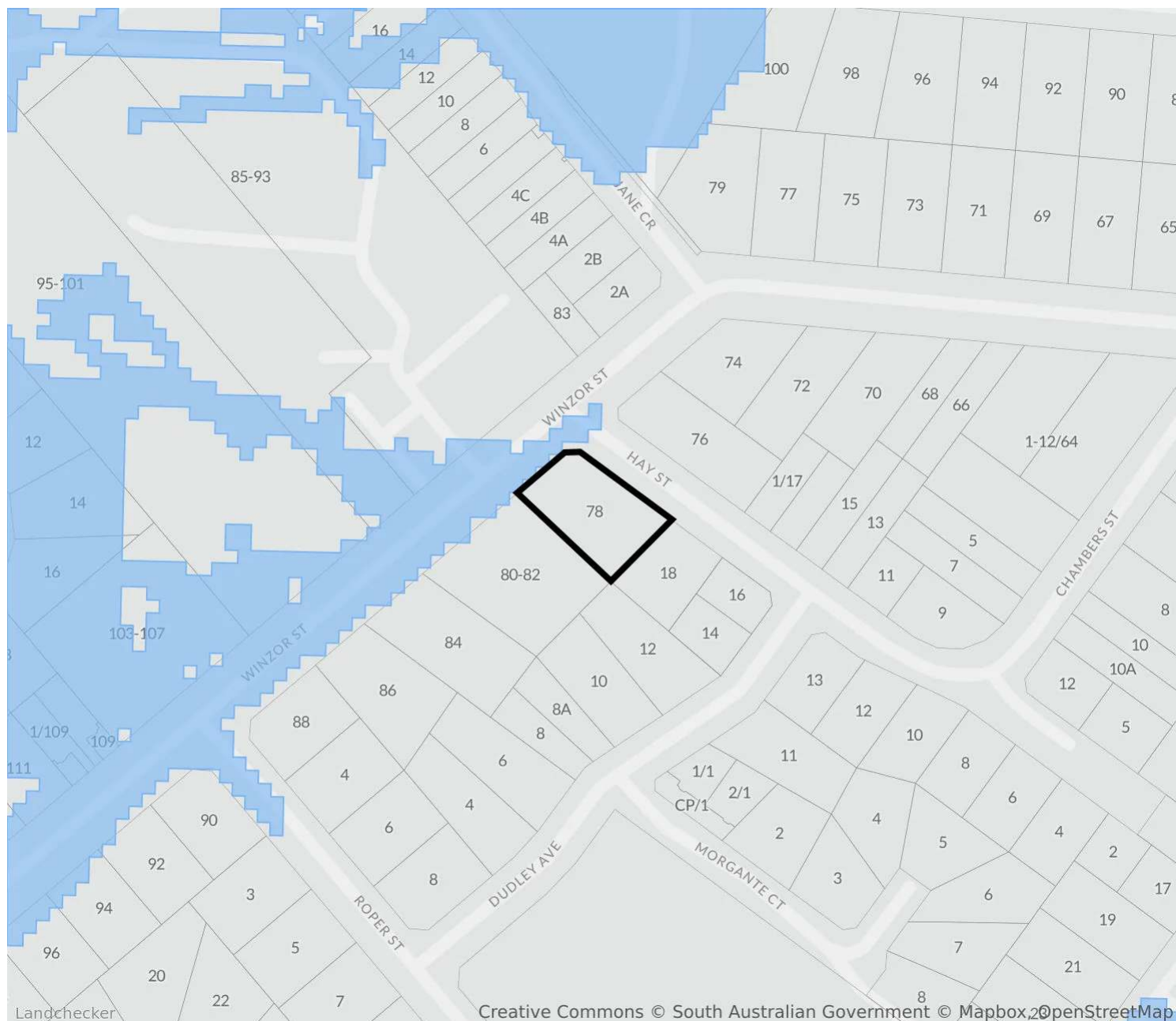
78 Winzor Street, Salisbury Sa 5108



For confirmation and detailed advice about this planning overlay, please contact SALISBURY council on 08 8406 8222.

OVERLAYS ON THE PROPERTY

78 Winzor Street, Salisbury Sa 5108



Hazards Flooding General

Impacts on people, property, infrastructure and the environment from general flood risk are minimised through the appropriate siting and design of development.

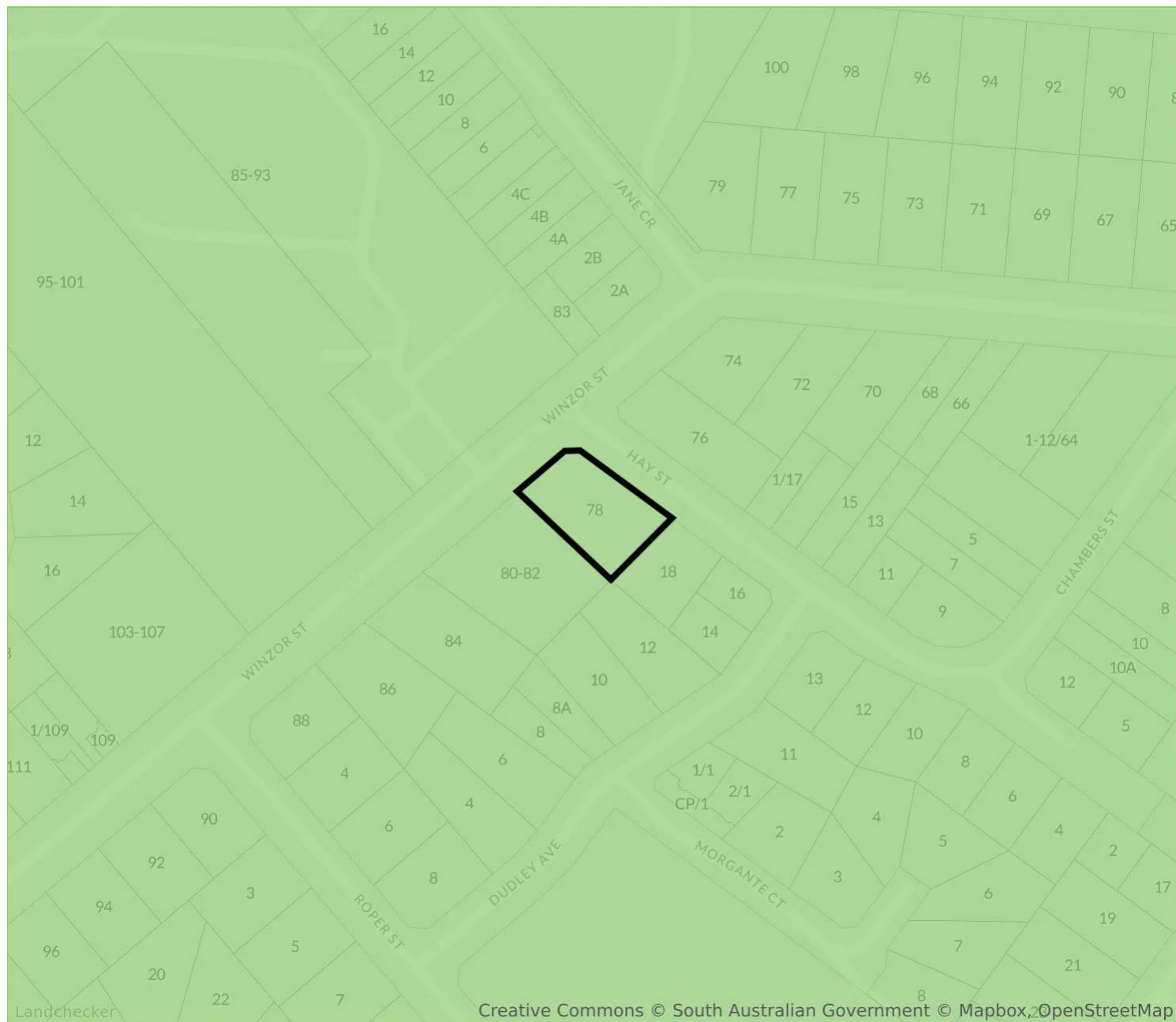
Hazards (Flooding – General) Overlay

For confirmation and detailed advice about this planning overlay, please contact SALISBURY council on 08 8406 8222.

For confirmation and detailed advice about this planning overlay, please contact SALISBURY council on 08 8406 8222.

OVERLAYS ON THE PROPERTY

78 Winzor Street, Salisbury Sa 5108



Regulated And Significant Tree

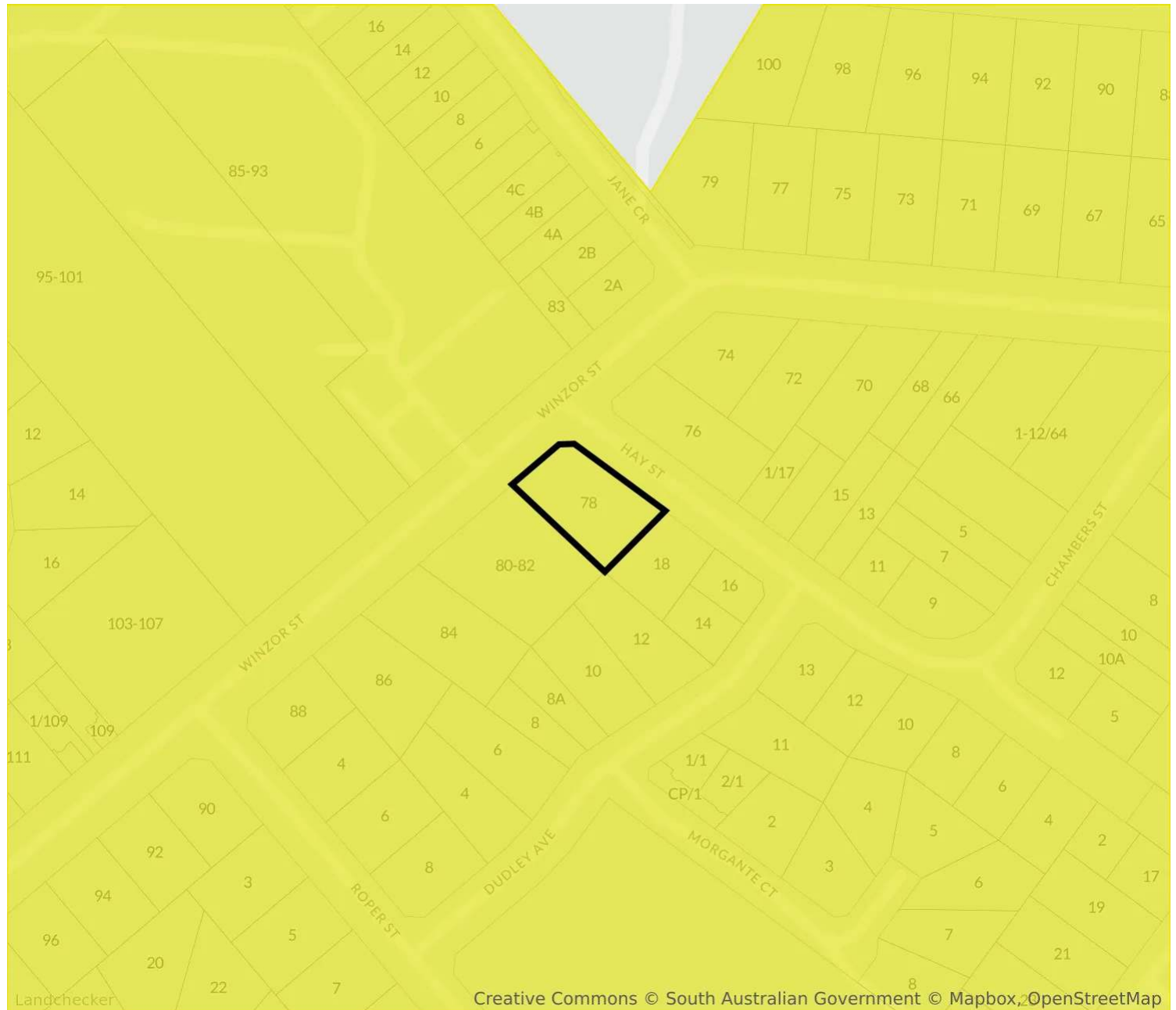
Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

Regulated And Significant Tree Overlay

For confirmation and detailed advice about this planning overlay, please contact SALISBURY council on 08 8406 8222.

OVERLAYS ON THE PROPERTY

78 Winzor Street, Salisbury Sa 5108



Urban Tree Canopy

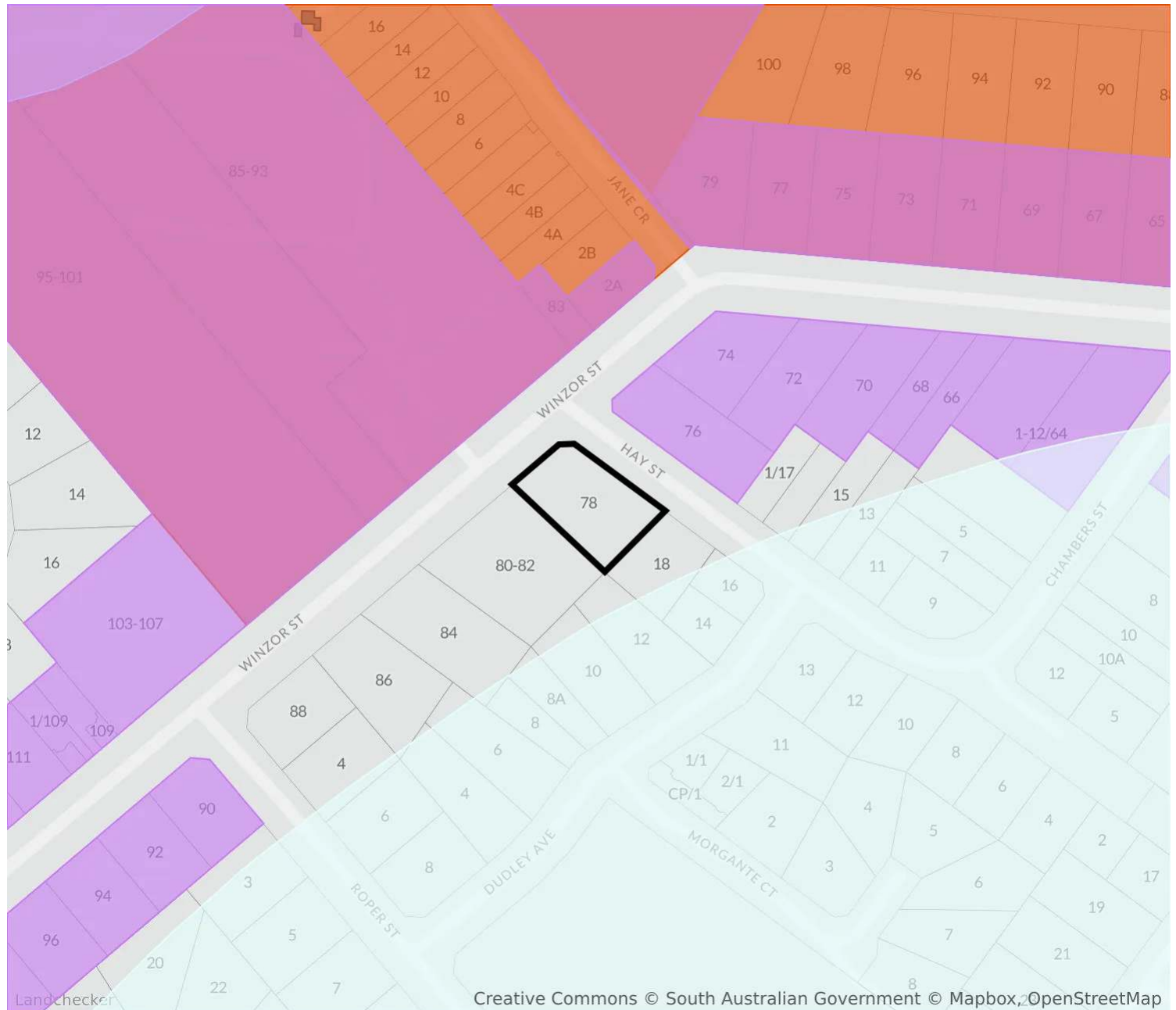
Residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Urban Tree Canopy Overlay

For confirmation and detailed advice about this planning overlay, please contact SALISBURY council on 08 8406 8222.

NEARBY OVERLAYS

78 Winzor Street, Salisbury Sa 5108



-  **AIRCRAFT NOISE EXPOSURE**
-  **DEFENCE AVIATION AREA**
-  **FUTURE LOCAL ROAD WIDENING**
-  **HAZARDS FLOODING**
-  **PRESCRIBED WATERCOURSES**
-  **URBAN TRANSPORT ROUTES**
-  **WATER RESOURCES**

For confirmation and detailed advice about this planning overlay, please contact SALISBURY council on 08 8406 8222.

PLANNING PERMIT HISTORY

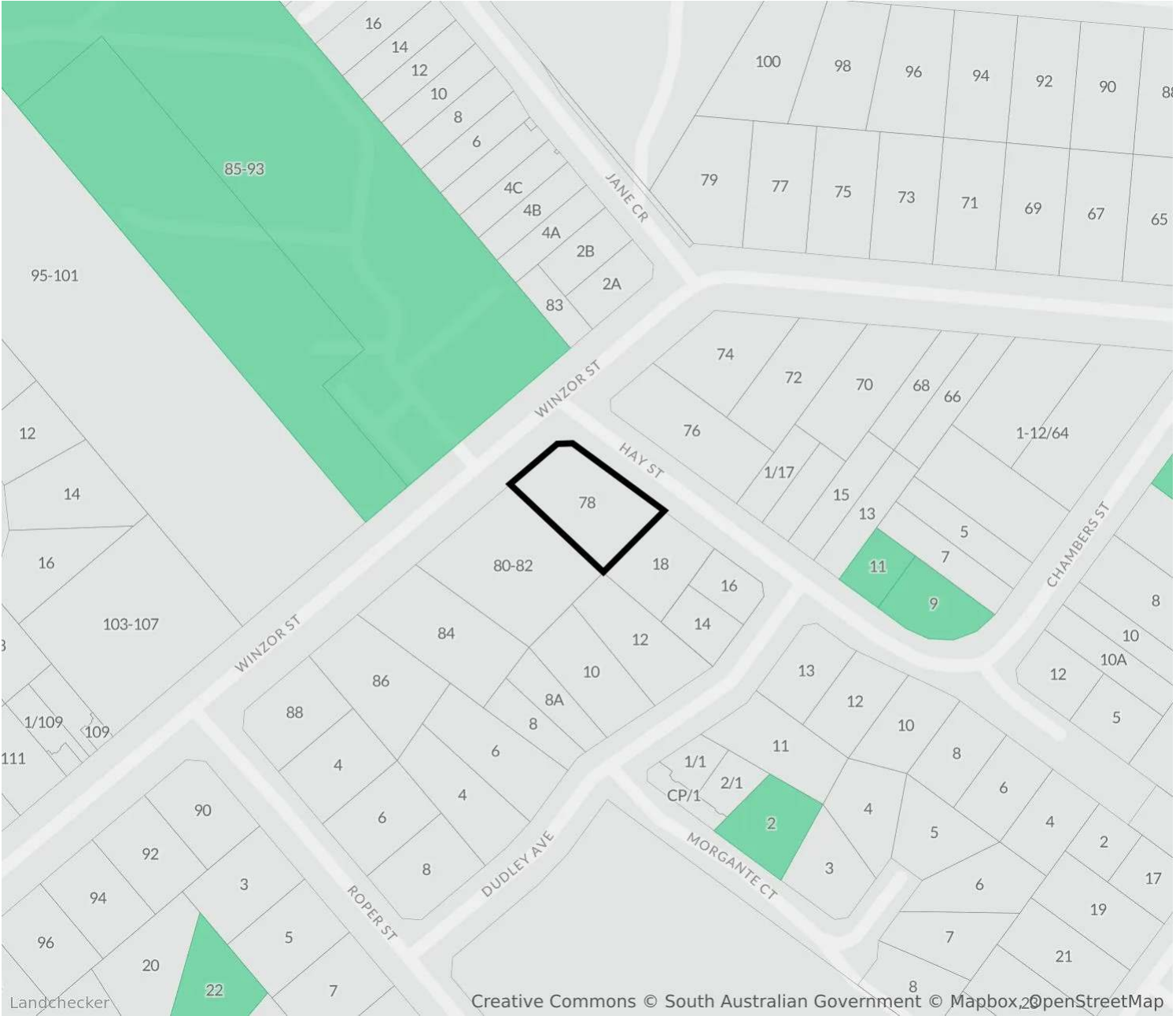
78 Winzor Street, Salisbury Sa 5108



No planning permit data available for this property.

NEARBY PLANNING PERMITS

78 Winzor Street, Salisbury Sa 5108



Status	Code	Date	Address	Description
APPROVED	22024978	10/08/2022	62 Winzor St, Salisbury	Shade Sail
APPROVED	21033203	08/11/2021	11 Hay St, Salisbury	Verandah attached to existing dwelling
APPROVED	21028681	21/09/2021	2 Morgante Ct, Salisbury	REPAIR TO SIDE WALL OF EXISTING GARAGE
APPROVED	21016134	28/06/2021	22 Magor Cr, Salisbury	Verandah
APPROVED	21013381	08/06/2021	85-93 Winzor St, Salisbury	Verandah (To Be Constructed At Unit 44)
APPROVED	21006148	10/05/2021	16 Beltana St, Salisbury	Shed
APPROVED	65098	31/07/2019	9 Chambers Street, Salisbury	Division of land into 2 new Torrens Title allotments. Retain existing dwelling.
APPROVED	21934	17/07/2007	62 Winzor Street, Salisbury	Boundary adjustment of vacant area behind Child Care Centre to Residence
APPROVED	14485	16/08/2005	Lot 57 Winzor Street, Salisbury	Residential

Status	Code	Date	Address	Description
APPROVED	10286	10/01/2005	<u>Lot A 57 Winzor Street, Salisbury</u>	2 lot Land Division

For confirmation and detailed advice about this planning permits, please contact SALISBURY council on 08 8406 8222.

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