

# Form 1 - Vendor's statement

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

### Contents

- Preliminary
- Part A - Parties and land
- Part B - Purchaser's cooling-off rights and proceeding with the purchase
- Part C - Statement with respect to required particulars
- Part D - Certificate with respect to prescribed inquiries by registered agent
- Schedule



### Preliminary

#### To the purchaser:

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

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

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

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

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

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

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

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

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

All questions must be answered with a YES or NO (inserted in the place indicated by 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:

[Empty text box for Purchaser name]

Address:

[Empty text box for Purchaser address]

2 ~~Purchaser's registered agent:~~

[Empty text box for Purchaser's registered agent name]

Address:

[Empty text box for Purchaser's registered agent address]

3 Vendor:

Christine Helen Reich and Thomas Reich and H.O.H. & E.E. Reich Pty Ltd (ACN: 640 535 726) and Power Mobile Pty. Ltd. (ACN: 067 579 499)

Address:

c/- 1 Ellaway Avenue North Haven 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):

[Empty text box for date of contract]

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

Allotment 102 in Deposited Plan No. 133135 known as

12 Armbuster Street Hope Valley SA 5090 being the whole of the land comprised in Certificate of Title Volume 6293 Folio 563

## 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:  
  
 (being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:

(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:

(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.



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

**Note -**

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

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

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

# Table of particulars

Column 1

Column 2

Column 3

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

[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1.

Alternatively, the item and any inapplicable heading may be omitted, but not in the case of-

(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and

(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and

(c) the heading "6. Repealed Act conditions" and item 6.1; and

(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2, which must be retained as part of this statement whether applicable or not.]

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

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

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

## 1. General

1.1 Mortgage of land

[Note - Do not omit this item. 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):

[Empty text box for attachment details]

Number of mortgage (if registered):

[Empty text box for number of mortgage]

Name of mortgagee:

[Large empty text box for mortgagee name]

[Three empty checkboxes]

1.2 Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable?

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

 NO

Are there attachments?

 YES

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

Property Interest Report - Page 13

Description of land subject to easement:

Whole of the land in CT 6293/563

Nature of easement:

Statutory Easement to SA Power Networks

Are you aware of any encroachment on the easement?

 NO

If YES, give details:

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

If YES, give details:

1.3 Restrictive covenant

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

Is this item applicable?

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

Are there attachments?

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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

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):~~

~~[Empty box for attachments]~~

~~Name of parties:~~

~~[Large empty box for 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)

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Nature of condition(s):~~

[Note - Do not omit this item. This 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

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):

Emergency Services Levy Certificate

Date of notice:

27/11/2024

Amount of levy payable:

\$112.25 (paid)

YES  
YES

## 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 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):*

Property Interest Report - Page 8 Council Search

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

Zones: General Neighbourhood (GN)  
Subzones: No  
Overlays: Refer to Council Search attached for details of Overlays

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

Is the land designated as a local heritage place?

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?

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?

**Note** - For further information about the Planning and Design Code visit [www.code.plan.sa.gov.au](http://www.code.plan.sa.gov.au).

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):

Council Search - Page 9-23

Date of authorisation:

Refer to Condition(s) of authorisation below

Name of relevant authority that granted authorisation:

City of Tea Tree Gully

Condition(s) of authorisation:

Application ID. 23013905 dated 30/05/2023  
Application ID. 23004500 dated 31/08/2023

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?**~~

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~~**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):~~

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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?**~~

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~~**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):~~

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29.12 Part 16 Division 1 - Proceedings

~~**Is this item applicable?**~~

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~~**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):~~

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29.13 section 213 - Enforcement notice

~~**Is this item applicable?**~~

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~~**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):~~

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

~~**Is this item applicable?**~~

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~~**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:~~

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## Particulars of building indemnity insurance



### Note-

Building indemnity insurance is not required for-

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

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

1 Name(s) of person(s) insured:

Power Mobile Pty Ltd, EE Reich Pty Ltd & T & C

2 Name of insurer:

QBE Insurance (Australia) Ltd

3 Limitations on the liability of the insurer:

Refer to Policy

4 Name of builder:

CSE Consulting Engineers P/L

5 Builder's licence number:

BLD259424

6 Date of issue of insurance:

30/08/2023

7 Description of insured building work:

New Single Dwelling Construction Contract

### 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

If YES, give details:

(a) Date of the exemption:

(b) Name of builder granted the exemption:

(c) Licence number of builder granted the exemption:

(d) Details of building work to which the exemption applies:

(e) Details of conditions (if any) to which the exemption is subject:

~~Particulars relating to aluminium composite panels~~

Has the vendor been notified that a building on the land has been identified, as part of a South Australian Building Cladding Audit initiated in 2017 and conducted by the former Department of Planning, Transport and Infrastructure in conjunction with the Metropolitan Fire Service, Country Fire Service and councils—

- (a) as having aluminium composite panels installed on the exterior of the building; and
- (b) as constituting a moderate, high or extreme risk as a result of that installation; and
- (c) as requiring remediation to reduce the risk to an acceptable level; and
- (d) as not having had the necessary remedial work performed or a determination made by the appropriate authority of the relevant council (within the meaning of section 157 of the *Planning, Development and Infrastructure Act 2016*) that no further action is required?

If YES, give details of the following:

1. the actions required to remediate the risk (if known):

2. the estimated costs of remediation (if known):

**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

- Certificate of Title
- Property Interest Report
- Title and Valuation Package
- Council Search
- Emergency Services Levy Certificate
- Land Tax Certificate
- SA Water Certificate
- Deposited Plan No. 133135
- Personal Property Securities Register Search-HOH
- Personal Property Securities Register Search-Power Mobile

(\*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

## Buyers information notice

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

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

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

### Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property 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](http://www.cbs.sa.gov.au)

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

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 6293 Folio 563

**Parent Title(s)** CT 5595/686  
**Creating Dealing(s)** RTU 14155275  
**Title Issued** 29/11/2023      **Edition** 1      **Edition Issued** 29/11/2023

**Diagram Reference**

### Estate Type

FEE SIMPLE

### Registered Proprietor

CHRISTINE HELEN REICH  
THOMAS REICH  
OF 6 NALEY COURT NOARLUNGA DOWNS SA 5168  
1 / 4 SHARE WITH NO SURVIVORSHIP

H.O.H. & E.E. REICH PTY. LTD. (ACN: 640 535 726)  
OF 68 EQUESTRIAN DRIVE WOODCROFT SA 5162  
2 / 4 SHARE

POWER MOBILE PTY. LTD. (ACN: 067 579 499)  
OF 1 ELLAWAY AVENUE NORTH HAVEN SA 5018  
1 / 4 SHARE

### Description of Land

ALLOTMENT 102 DEPOSITED PLAN 133135  
IN THE AREA NAMED HOPE VALLEY  
HUNDRED OF YATALA

### Easements

NIL

### Schedule of Dealings

NIL

### Notations

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



# Property Interest Report

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

Title Reference	CT 6293/563	Reference No. 2628060
Registered Proprietors	H.O.H. E.E. REICH PTY. LTD. & ORS	Prepared 26/11/2024 13:24
Address of Property	12 ARMBUSTER STREET, HOPE VALLEY, SA 5090	
Local Govt. Authority	CITY OF TEA TREE GULLY	
Local Govt. Address	571 MONTAGUE RD MODBURY, SA 5092	

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

## Table of Particulars

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

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

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

### 1. General

- |     |                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                              |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| 1.1 | Mortgage of land<br><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<br>(whether over the land or annexed to the land)<br><br>Note--"Easement" includes rights of way and party wall rights<br><br><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<br><br><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<br>(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.)<br><br><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<br><br>also<br><br>Contact the vendor for these details    |
| 1.5 | Caveat                                                                                                                                                                                                                                                                                                                                                                             | Refer to the Certificate of Title                                                            |
| 1.6 | Lien or notice of a lien                                                                                                                                                                                                                                                                                                                                                           | Refer to the Certificate of Title                                                            |

### 2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

- |      |                                                  |                                                                                                                                                                                                                                                         |
|------|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5.10 | section 84 - Enforcement notice                  | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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 | <b>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.</b><br><br><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|-----|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## 8. Environment Protection Act 1993

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

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

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

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

- |      |                                             |                                                                                                                                                               |
|------|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 17.1 | section 10 - Notice of intention to acquire | Refer to the Certificate of Title for any notice of intention to acquire<br>also<br>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<br>also<br>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<br>also<br>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 | <b>A Land Tax Certificate will be forwarded.</b><br><b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b><br><br><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|------|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

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

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

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

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

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

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

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

## 24. **Mining Act 1971**

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

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

## **25. *Native Vegetation Act 1991***

25.1 Part 4 Division 1 - Heritage agreement DEW Native Vegetation has no record of any agreement affecting this title  
also  
Refer to the Certificate of Title

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

25.3 section 25D - Management agreement DEW Native Vegetation has no record of any agreement affecting this title  
also  
Refer to the Certificate of Title

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

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

26.1 section 97 - Notice to pay levy in respect of costs of regional NRM board The regional landscape board has no record of any notice affecting this title

26.2 section 123 - Notice to prepare an action plan for compliance with general statutory duty The regional landscape board has no record of any notice affecting this title

26.3 section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object The regional landscape board has no record of any notice affecting this title

26.4 section 135 - Condition (that remains in force) of a permit The regional landscape board has no record of any notice affecting this title

26.5 section 181 - Notice of instruction as to keeping or management of animal or plant The regional landscape board has no record of any notice affecting this title

26.6 section 183 - Notice to prepare an action plan for the destruction or control of animals or plants The regional landscape board has no record of any notice affecting this title

26.7 section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve The regional landscape board has no record of any notice affecting this title

26.8 section 187 - Notice requiring control or quarantine of animal or plant The regional landscape board has no record of any notice affecting this title

26.9 section 193 - Protection order to secure compliance with specified provisions of the Act The regional landscape board has no record of any order affecting this title

26.10 section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act The regional landscape board has no record of any order affecting this title

26.11 section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act The regional landscape board has no record of any authorisation affecting this title

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

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

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

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

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

- 29.1 Part 5 - Planning and Design Code  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority

also

### **Code Amendment**

**Golden Grove Neighbourhood - The Proponent (YAS Property & Development and Falkenburg Road Pty Ltd) is proposing to rezone land at Golden Grove to support a premium quality master-planned development with open space and new cycling and pedestrian connections. For more information, refer to the 'Code Amendments' page on the PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](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/](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](https://plan.sa.gov.au/have_your_say/general_consultations) or phone PlanSA on 1800752664.**

### **Code Amendment**

**10-20 Halls Road Highbury – Hallan Nominees Pty Ltd (the Proponent) are proposing to rezone the land at 10-20 Halls Road, Highbury from "Resource Extraction" to "General Neighbourhood" to facilitate low density residential development. Preliminary investigations undertaken by the proponent have concluded that residential uses should be possible with appropriate levels of engineering and protection. For more information, visit the Code Amendments webpage on the SA Planning Portal [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](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
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item  also

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

### 30. *Plant Health Act 2009*

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

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

- 31.1 Part 3 - Notice Public Health in DHW has no record of any notice or direction affecting this title  
also  
Contact the Local Government Authority for other details that might apply
- 31.2 *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<br>also<br>Contact the vendor for these details<br>also<br>Contact the Local Government Authority for other details that might apply |
|------|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Other Particulars

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

- |     |                                                                                 |                                                                                                                                                                                                                                     |
|-----|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | Particulars of transactions in last 12 months                                   | Contact the vendor for these details                                                                                                                                                                                                |
| 2.  | Particulars relating to community lot (including strata lot) or development lot | Enquire directly to the Secretary or Manager of the Community Corporation                                                                                                                                                           |
| 3.  | Particulars relating to strata unit                                             | Enquire directly to the Secretary or Manager of the Strata Corporation                                                                                                                                                              |
| 4.  | Particulars of building indemnity insurance                                     | Contact the vendor for these details<br>also<br>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<br>also<br>EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title<br>also<br>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

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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

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

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

Water Resources Management - Taking of underground water

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

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

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

## Certificate of Title

**Title Reference** CT 6293/563  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 71289040  
**Address for Notices** 6 NALEY CT NOARLUNGA DOWNS, SA 5168  
**Area** 353m<sup>2</sup> (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

CHRISTINE HELEN REICH  
THOMAS REICH  
OF 6 NALEY COURT NOARLUNGA DOWNS SA 5168  
1 / 4 SHARE WITH NO SURVIVORSHIP

H.O.H. & E.E. REICH PTY. LTD. (ACN: 640 535 726)  
OF 68 EQUESTRIAN DRIVE WOODCROFT SA 5162  
2 / 4 SHARE

POWER MOBILE PTY. LTD. (ACN: 067 579 499)  
OF 1 ELLAWAY AVENUE NORTH HAVEN SA 5018  
1 / 4 SHARE

## Description of Land

ALLOTMENT 102 DEPOSITED PLAN 133135  
IN THE AREA NAMED HOPE VALLEY  
HUNDRED OF YATALA

## Last Sale Details

There are no sales details recorded for this property

## Constraints

### Encumbrances

NIL

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
2807311212	CURRENT	12 ARMBUSTER STREET, HOPE VALLEY, SA 5090

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

<b>Valuation Number</b>	2807311212
<b>Type</b>	Site & Capital Value
<b>Date of Valuation</b>	01/01/2024
<b>Status</b>	CURRENT
<b>Operative From</b>	01/07/2024
<b>Property Location</b>	12 ARMBUSTER STREET, HOPE VALLEY, SA 5090
<b>Local Government</b>	TEA TREE GULLY
<b>Owner Names</b>	CHRISTINE HELEN REICH POWER MOBILE PTY. LTD. H.O.H. & E.E. REICH PTY. LTD. THOMAS REICH
<b>Owner Number</b>	71289040
<b>Address for Notices</b>	6 NALEY CT NOARLUNGA DOWNS, SA 5168
<b>Zone / Subzone</b>	GN - General Neighbourhood
<b>Water Available</b>	Yes
<b>Sewer Available</b>	Yes
<b>Land Use</b>	1119 - Unfinished Residential
<b>Description</b>	UNFHG
<b>Local Government Description</b>	Residential

## Parcels

Plan/Parcel	Title Reference(s)
D133135 ALLOTMENT 102	CT 6293/563

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$320,000	\$430,000			



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## Building Details

<b>Valuation Number</b>	2807311212
<b>Building Style</b>	Not Available
<b>Year Built</b>	Not Available
<b>Building Condition</b>	Not Available
<b>Wall Construction</b>	Not Available
<b>Roof Construction</b>	Not Available
<b>Equivalent Main Area</b>	0 sqm
<b>Number of Main Rooms</b>	Not Available

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

Certificate No: 2024/1327

Date of Issue: 27 November  
2024

Receipt No: 670286



CITY OF  
TEA TREE GULLY  
*Naturally Better*

571 Montague Road  
Modbury SA 5092  
Tel (08) 8397 7444  
Fax (08) 8397 7400  
TTY (08) 8397 7340

www.teatreegully.sa.gov.au  
Email: searches@cttg.sa.gov.au

**Searchlight Technology**  
**PO Box 232 Rundle Mall**  
**ADELAIDE SA 5000**

## **CERTIFICATE**

Section 187 (1) of the Local Government Act

Assessment No: **49113**  
Valuer General No: **2807311212**  
Property Description: **LOT: 102 DP: 133135 CT: 6293/563**  
Property Address: **12 Armbuster Street HOPE VALLEY SA 5090**  
Owner: **Christine Helen Reich, Thomas Reich, H.O.H. & E.E. Reich PTY. LTD.,  
POWER MOBILE PTY. LTD.**

<b>Rates - Regional Landscape Levy</b>	<b>\$30.35</b>
<b>Rates - Residential</b>	<b>\$1,448.00</b>
Overdue/Arrears	\$0.00
Interest/Rounding	\$0.00
Legal Costs	\$0.00
Less Rebate	\$0.00
Less Payments Received	-\$371.35
General Debtors	\$0.00
<b>Total Amount Due</b>	<b>\$1,107.00</b>


### **Please Note:**

***Further fines & interest may be applied to overdue accounts.***

**NOTE: Verbal updates will be available for 3 months on current year's rates from the date of issue of this certificate**

*Charges may be pending for the removal of flammable undergrowth or other flammable or combustible materials or substances under the Fire and Emergency Services Act 2005. The charges that apply will be those that are incurred by the Council.*

I certify in terms of Section 187(1) of the Local Government Act the following rates and charges are outstanding as at the date of this certificate:

Delegated Officer: 



**We accept settlement payment of council rates**

**BPay Biller Code: 439075 / Reference # 1000491132**

**Account balance and payment available online: Go to [www.teatreegully.sa.gov.au/Payments](http://www.teatreegully.sa.gov.au/Payments)**

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

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



CITY OF  
**TEA TREE GULLY**  
*Naturally Better*

Certificate No: **2024/1327**  
Assessment No: **49113**  
Receipt No: **670286**

Date of Issue: **27 November 2024**

571 Montague Road  
Modbury SA 5092  
Tel (08) 8397 7444  
Fax (08) 8397 7400  
TTY (08) 8397 7340

www.teatreegully.sa.gov.au  
Email: [searches@cttg.sa.gov.au](mailto:searches@cttg.sa.gov.au)

**Searchlight Technology**  
**PO Box 232 Rundle Mall**  
**ADELAIDE SA 5000**

Valuer General No: **2807311212**  
Property Description: **LOT: 102 DP: 133135 CT: 6293/563**  
Property Address: **12 Armbuster Street HOPE VALLEY SA 5090**  
Owner: **Christine Helen Reich, Thomas Reich, H.O.H. & E.E. Reich PTY. LTD.,  
POWER MOBILE PTY. LTD.**

## Provision of Prescribed Information

### Section 7 Land and Business (Sales and Conveyancing) Act 1994

The information herein is provided pursuant to Council's Obligations under Section 12 of the Land and Business (Sales and Conveyancing) Act 1994.

### Development Section

Prescribed Encumbrance	Particulars Required
<b>Part 1 – Items that must be included in statement</b>	
<b>Development Act 1993 (Repealed)</b>	
Section 42 – Condition (that continues to apply) of a development authorisation)	NIL
<b>Repealed Act Conditions</b> <i>Disclaimer: The nature of the City of Tea Tree Gully records are such that it cannot provide details of conditions (that continue to apply) of provisional building rules consent (or its equivalent) granted under the following repealed Acts.</i>	
Condition (that continues to apply) of an approval or authorisation granted under any of the following Acts: Building Act 1971 (repealed) City of Adelaide Development Control Act 1976 (repealed) Planning and Development Act 1966 (repealed) Planning Act 1982 (repealed)	NIL
<b>Planning, Development and Infrastructure Act 2016</b>	
<b>Part 5 – Planning and Design Code</b>	Refer PlanSA Extract

Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	
Is the land situated in a designated State Heritage place?	Refer PlanSA Extract
Is the land designated as a place of local heritage value?	Refer PlanSA Extract
Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	Refer PlanSA Extract
Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Refer to Property Interest Report <a href="#">Land Services SA</a>
Section 127 – Condition (that continues to apply) of a development authorisation	Refer PlanSA Extract
<b>Part 2 – Items to be included if land affected</b>	
<b>Development Act 1993 (repealed)</b>	
Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space	N/A
Section 50(2) – Agreement to vest land in a council or the Crown to be held as open space	N/A
Section 55 – Order to remove or perform work	NIL
Section 56 – Notice to complete development	NIL
Section 57 – Land Management Agreement	See Title for Details
Section 69 – Emergency Order	NIL
Section 71 – Fire Safety Notice	NIL
Section 84 – Enforcement Notice	NIL
Section 85(6), 85(10) or 106 – Enforcement Order	NIL
Part 11 Division 2 – Proceedings	NIL
<b>Fire and Emergency Services Act 2005</b>	
Section 105f - Notice of action required concerning flammable materials on land / Notice of action required to protect against outbreak or spread of fire	NIL
<b>Food Act 2001</b>	
Section 44 – Improvement Notice	NIL
Section 46 – Prohibition Order	NIL

<b>Housing Improvement Act 1940 (repealed)</b>	
Section 23 – declaration that house is undesirable or unfit for human habitation	NIL
<b>Local Government Act 1934 (repealed)</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	NIL
<b>Local Government Act 1999</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	NIL
<b>Planning, Development and Infrastructure Act 2016</b>	
Section 141 – Order to remove or perform work	NIL
Section 142 – Notice to complete development	NIL
Section 155 – Emergency order	NIL
Section 157 – Fire safety notice	NIL
Section 192 or 193 – Land Management Agreement	Refer PlanSA Extract
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	N/A
Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	NIL
Part 16 Division 1 – Proceedings	NIL
Section 213 – Enforcement notice	NIL
Section 214(6), 214(10) or 2222 – Enforcement Order	NIL
<b>Public and Environmental Health Act 1987 (repealed)</b>	
<i>Disclaimer: The wastewater from the septic tank must be disposed of in accordance with all relevant Standards &amp; Codes. The nature of the City of Tea Tree Gully records are such that it cannot provide details of conditions (that continue to apply) under the above repealed Act.</i>	
<b>South Australian Public Health Act 2011</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	NIL

**Additional Information (City of Tea Tree Gully)**

*Note: The following is provided for additional information purposes only and is not provided pursuant to the Land and Business (Sale and Conveyancing) Act 1994 or Regulations 2010*

Miscellaneous	NIL
Easements	NIL
CWMS	NIL

***Particulars relating to Environment Protection***

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*)

**NO**

**All development approvals on Council records relating to this subject are listed under the heading “Development Act 1993 or the Planning, Development and Infrastructure Act 2016”**

**Note – Building Indemnity Insurance is not required for:**

- a) Domestic building work for which approval under the Planning, Development and Infrastructure Act 2016, the Development Act 1993 or the repealed Building Act 1971 is or was not required;
- b) minor domestic building work (see section 3 of the Building Work Contractors Act 1995);
- 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 1996; 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.

**BUILDING INDEMNITY INSURANCE AS ATTACHED OR AS PROVIDED ON PLANSA EXTRACT**

**NO**

\*Please note Council may not hold a copy of Building Indemnity Insurance if the Application has been undertaken by a Private Certifier.

**Disclaimer**

The nature of the City of Tea Tree Gully's records is such that it may not be able to provide details of Building Indemnity Insurance.

The City of Tea Tree Gully endeavours to ensure that the information provided by this search request is current and accurate, however cannot guarantee the accuracy, currency or completeness of the information contained within.

All information provided by this search is for information purposes only and no reliance should be placed on this information for any possible legal purpose or any circumstance where loss or damage could arise as a result of reliance on this information.

The City of Tea Tree Gully does not accept any responsibility or liability should you rely upon the information provided by this property search to your detriment, except as provided by statute. The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales and Conveyancing) Act, 1994. The information provided should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

It should be noted that the approval of development by a Council does not necessarily mean that the development has taken place. The Council will not necessarily be able to provide a complete history of all such development that has taken place at the land.

**Authorised Officer**



**Date**...27/11/2024.....

## Data Extract for Section 7 search purposes

Valuation ID 2807311212

**Data Extract Date:** 26/11/2024

**Parcel ID:** D133135 A102

**Certificate Title:** CT6293/563

**Property Address:** 12 ARMBUSTER ST HOPE VALLEY SA 5090

### Zones

General Neighbourhood (GN)

### Subzones

No

### Zoning overlays

#### Overlays

##### **Affordable Housing**

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

##### **Hazards (Flooding - Evidence Required)**

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

##### **Prescribed Wells Area**

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

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

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

##### **Stormwater Management**

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

##### **Traffic Generating Development**

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

##### **Urban Tree Canopy**



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

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

No

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

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

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

No

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

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

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

No

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

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

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

### Associated Development Authorisation Information

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

No

### Land Management Agreement (LMA)

No

## DECISION NOTIFICATION FORM

*Section 126(1) of the Planning, Development and Infrastructure Act 2016*

### TO THE APPLICANT(S):

Name: Abrahams Construction Group
Postal address: 1390-1400 GOLDEN GROVE ROAD GOLDEN GROVE SA 5125
Email: admin@abrahamsconstruction.com.au

### IN REGARD TO:

Development application no.: 23004500	Lodged on: 22 Feb 2023
Nature of proposed development: Single Storey Detached Dwelling (Dwelling 2) and retaining wall and fence structure	

### LOCATION OF PROPOSED DEVELOPMENT:

<b>Location reference:</b> 12 ARMBUSTER ST HOPE VALLEY SA 5090		
<b>Additional Location Information:</b> Dwelling 2		
<b>Title ref.:</b> CT 5595/686	<b>Plan Parcel:</b> D7477 AL5	<b>Council:</b> CITY OF TEA TREE GULLY

### DECISION:

Decision type	Decision (granted/refused)	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning Consent	Granted	17 Apr 2023	7	0	Assessment Manager at City of Tea Tree Gully
Building Consent	Granted	28 Aug 2023	5	0	Ilias Sotiropoulos - Building Certification Approvals (SA) Pty Ltd - Building Level 1
Development Approval - Planning Consent; Building Consent	Granted	31 Aug 2023	12	0	City of Tea Tree Gully

<b>FROM THE RELEVANT AUTHORITY:</b> City of Tea Tree Gully
Date: 31 Aug 2023

### CONDITIONS

#### Planning Consent

##### Condition 1

The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in the application herein approved, except where varied by any condition(s) listed below.

**Condition 2**

Free and unrestricted access must be available to the driveway and this area must be available for parking at all times.

*Reason: To ensure appropriate off street carparking is provide at all times.*

**Condition 3**

Rainwater tank(s) must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling(s).

**Condition 4**

Where stormwater is to be discharged to the street gutter, the stormwater system installation shall meet the minimum requirements of City of Tea Tree Gully drawing:

- 62/15/SD – ‘Stormwater Pipe Connection to Council Kerb and Gutter’.

*Reason: To maintain consistency of the streetscape and protect the infrastructure within the road verge.*

**Condition 5**

Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.

**Condition 6**

The planting and landscaping identified on the site plan submitted with the application must be completed in the first planting season concurrent with or following commencement of the use of the dwelling. Such planting and landscaping must not be removed nor the branches of any tree lopped and any plants which become diseased or die must be replaced by suitable species.

*Reason: To maintain the amenity of the site and locality.*

**Condition 7**

Except where varied by the approved plans or other conditions listed below, the new or modified crossing place shall meet the minimum standard of design and construction as detailed on City of Tea Tree Gully drawings (as applicable):

- 1/15/SD – ‘Concrete Vehicle Crossing Place’;
- 2/15/SD – ‘Block Paved Vehicular Crossing Place’;
- 40/15/SD – ‘Property Access Grades;’ and/or;
- 45/15/SD – ‘Commercial Concrete Vehicular Crossing Place.’

*Reason: To maintain consistency of the streetscape and protect the infrastructure within the road verge.*

**Building Consent****Condition 1**

The footing design engineer shall inspect the footing trenches and certify that the founding of the footings are suitable for the proposed dwelling prior to the pouring of the footings.

*Reason: To ensure structural stability and resistance to actions. ‘National Construction Code’, BCA – Part P2.1*

### Condition 2

Smoke alarms hard wired to mains power complying with AS3786-2014 (including a 9 volt battery backup) shall be fixed to the underside of the ceiling and be interconnected where there is more than one alarm, and shall be located:

- (a) between each part of dwelling containing bedrooms and the remainder the of the dwelling; and
- (b) where bedrooms are served by hallway, in that hallway; and
- (c) any other storey not containing bedrooms.

*Reason: To provide occupants detection of smoke complying with 'National Construction Code', BCA Volume 2- Part 3.7.5 "Smoke Alarms and evacuation lighting".*

### Condition 3

This consent has been issued on the basis that structural certification from Ginos Consulting Engineers Pty Ltd, Job No. 201 dated 10/08/2023 certifying that the 'Precision steel frame ' structural material and components used for the construction of buildings by Precision steel frame as documented in the current "*Design and Certification*" manual complies with P2.1 and Part 3.11 provisions of the Building Code of Australia has been relied upon.

Wall and roof framing layout, including the specific wall bracing system certified by Ginos Consulting Engineers Pty Ltd acting as an 'independent technical expert' in accordance with Regulation 61 of Planning Development and Infrastructure (General) Regulations 2017 has been relied upon.

### Condition 4

The location of the vertical articulation joints to the masonry wall shall be located in accordance with the engineers control joint layout plan, manufacturers recommendations and filled with either a compressible foam or polystyrene filler and a flexible sealant, or a backer rod and a flexible sealant.

*Reason: To comply with 'National Construction Code', Volume 2 - BCA - Part P2.1 and Part 3.3.5.13*

### Condition 5

The applicant / builder who undertakes domestic building work must ensure that a copy of a certificate of building indemnity insurance as required by the Planning, Development and Infrastructure (General) Regulations 2017 (36) and Division 3, Part 5 of the Building Work Contractors Act 1995 in relation to that work is lodged with Building Certification Approvals (SA) Pty Ltd, or the relevant Council prior to the commencement of work. This applies where the contract is valued at \$12,000 or more and are a licensed Building Work Contractor. This applies where the contract is valued at \$12,000 or more, and a licensed Building Work Contractor has been engaged, or on the building work contractor's own behalf under the Building Work Contractors Act 1995.

Owner builders entering into individual contracts valued at \$12,000 or more, including a registered building work supervisor engaged to supervise the work, or a building work contractor who is seeking to build or perform building work on their own home are required to lodge a copy of certificates of insurance to Building Certification Approvals (SA) Pty Ltd, or relevant Council prior to commencing building work.

*Reason: To satisfy Planning, Development and Infrastructure (General) Regulations 2017*

## ADVISORY NOTES

### Planning Consent

#### Advisory Note 1

Pursuant to Section 202 of the Planning, Development and Infrastructure Act 2016, you have the right of appeal to the Environment, Resources and Development Court against either (1) a refusal of consent or (2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period allowed by the Court.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (Ph. 8204 0289).

#### **Advisory Note 2**

Once development approval is granted, the development must be:

- a) Substantially commenced within 24 months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of 24 months from this date (unless Council extends this period), and a new development application shall be required; and
- b) Fully completed within 3 years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of 3 years from this date (unless Council extends this period), and a new development application shall be required; and
- c) Any request for an extension of time must be lodged through the Plan SA portal prior to the expiry of the above-mentioned periods.

#### **Advisory Note 3**

This consent does not obviate the need to obtain any other necessary approvals from any/all parties with an interest in the land.

#### **Advisory Note 4**

The cost of rectifying any damage or conflict with any existing services or infrastructure arising out of this development will be borne by the applicant.

#### **Advisory Note 5**

The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate.

#### **Advisory Note 6**

This application involves development located on the boundary or within close proximity to the boundary of the allotment. To ensure that the proposed development is constructed within the allotment, it is recommended that a site survey be undertaken to confirm the location of the relevant boundaries.

#### **Advisory Note 7**

You are advised that under the *Fences Act 1975* you are legally required to give notice for the removal of a fence on the common boundary. Please refer to the *Fences Act 1975* for the correct procedural requirements. Further information can be obtained from the Legal Services Commission at [www.lsc.sa.gov.au](http://www.lsc.sa.gov.au).

#### **Advisory Note 8**

NBN Co. is responsible for the installation of National Broadband Network (NBN) fibre for all developments in areas where NBN Co. has already rolled out fibre. To ensure services are available when residents move in, developers and builders must register their developments and apply to NBN Co. before building has commenced. To determine if your site is in an NBN area and to register your development, please complete the pre-qualifier forms located at [www.nbnco.com.au/newdevelopments](http://www.nbnco.com.au/newdevelopments). For more information, please contact the NBN Co. New Developments Team on **1800 687 626** or email [newdevelopments@nbnco.com.au](mailto:newdevelopments@nbnco.com.au).

#### **Advisory Note 9**

Council's assessment of your application has not considered the impact of your development on the existing Community Wastewater Management System. The Standard for the Construction, Installation and Operation of Septic Tanks in South Australia requires that your building be located a minimum distance of 2.5 metres away from your existing septic tank. It is your responsibility that the prescribed separation distances are maintained. If inappropriately located, your building may damage or hinder access to your septic tank and/or a common waste drain which may run through your land.

#### Advisory Note 10

If the approved development involves installation of septic tanks or CWMS infrastructure (e.g. SA Water) then building work should not be commenced without the permission of the public authority concerned.

### Building Consent

#### Advisory Note 1

Your attention is drawn to the provisions of Regulation 64 of the Planning, Development and Infrastructure (General) Regulations 2017 which provides that in respect of building work affecting other land

1. It must be assumed in designing, and assessing the design of a building that it is possible that an excavation which intersects (but does not extend beyond) a notional plane extending downwards from the boundary at the site at a slope of 1 vertical to 2 horizontal from a point 600 millimetres below natural ground level at the boundary could be undertaken on an adjoining site.

2. Regulation 64 (2) provides that, work of the following nature is prescribed as building work which is to be treated for the purposes of Section 139 of the Act, as building work that affects the stability of other land or premises, namely:

(a) an excavation which intersects a notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point 600 millimetres below natural ground level at a boundary with an adjoining site (as depicted by the example shown as figure 1 in Schedule 10); or

(b) an excavation which intersects any notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point at natural ground level at any boundary between two sites (not being a boundary with the site of the excavation), where the boundary is within a distance equal to twice the depth of the excavation (as depicted by the example shown as figure 2 in Schedule 10); or

(c) any fill which is within 600 millimetres of an adjoining site, other than where the fill is not greater than 200 millimetres in depth (or height) and is for landscaping, gardening or other similar purposes.

1. For the purposes of section 139(2) (a) of the Act –

a. The form set out in Schedule 10A is prescribed; and

b. Regulation 64 (2a) The person undertaking the development must serve a completed notice on the owner of the affected site at least 20 business days before the building work is commenced.

Regulation 64 (2b) - For the purpose of section 139(2)(c) of the Act, before seeking access under section 139(2)(b) of the Act, the person undertaking the development (or a person authorised by that person) must give at least 1 business day's notice of the proposed work and the proposed time of accessing the affected site.

3. For the purpose of section 139(2)(b) of the Act, the owner of the affected land or premises may require the building owner to shore up any excavation or to underpin, stabilise or otherwise strengthen the foundations of any building to the extent specified by a professional engineer engaged by the owner of the affected land or premises.

4. The building owner must pay the reasonable costs of obtaining a report and plans and specifications from a professional engineer for the purposes of sub-regulation (3).

5. In sub-regulations (3) and (4):

"professional engineer" means a person who is:

(a) a corporate member of Engineers Australia who has appropriate experience and competence in the field of civil and geotechnical engineering; or

(b) a person who is registered on the National Professional Engineers Register administered by Engineers Australia and who has appropriate experience and competence in the field of civil and geotechnical engineering.

#### Advisory Note 2

Exhaust systems discharging into a roof space shall be ventilated to outdoor air through evenly distributed opening where the roof (Sheet and tiled sarked roof) is not considered open in accordance with 'National Construction Code', BCA – Volume 2, Part 3.8.7.4.

#### Advisory Note 3

**Important:** This approval does not imply compliance, or provides consent for services regulated by other authorities, including Electricity Act, 1996 [in relation to minimum clearance distances of power lines adjacent to buildings], the [State] Equal Opportunity Act, 1995, The Work Health and Safety Act & Regulations 2012 including Safe Work Method Statement guidelines relating to working at Heights], Encroachment Act 1944, or with Commonwealth Disability Discrimination Act, 1992, AS5601 or AS4654 Gas Installations relevant to supply including clearances to gas appliances, location of any appliances in relation to openings, accessibility, water and sewerage or with any standards or regulations under those Acts not referenced by the National Construction Code Series of the Building Code of Australia, Volume 1 or 2, or building work on any other property without the consent of the owner. It is the responsibility of the owner, applicant and the person undertaking the building work to ensure compliance with same.

Refer to Office of Technical Regulator for further information.

#### Advisory Note 4

Structural steel lintels, angles, wall ties, connectors and accessories used in buildings shall be provided with no less than the minimum corrosion protection in accordance with the requirements of AS 4773 Parts 1 & 2 – Masonry for small buildings and National Construction Code – BCA, Volume 2-2019 - Part 3.3.5.

Timbers used shall have the level of durability or the appropriate level of preservative treatment in accordance with Appendix C of AS 1684.2. Minimum joint strength timber used complying with AS1684. Steel products used (steelwork, ties, lintels, bracing) shall be protected against corrosion in accordance with AS 1684 & AS 3700.

#### Advisory Note 5

Roof trusses chord shall be adequately restrained at maximum centres as nominated in the roof truss calculation criteria. Where purlins / battens are used to provide chord restraint and the purlin / batten is discontinued and joined at a truss chord, additional restraint in the form of blocking or similar shall be provided to adequately restrain the truss chord.

This consent has been issued on the understanding that the design of the roof trusses and bracing systems are based on a certified design and prepared by a person who has been trained in the use of the software and are to be constructed by a licensed manufacturer complying with the requirement of AS1720.1 and AS1649.

The erection, bracing, nail plating and the installation and of the trusses, including bearing width shall be in accordance with Australian Standard 4440-2004 "*Installation of Nail Plated Timber Trusses*" and the manufacturers requirements

#### Advisory Note 6

A door to a fully enclosed sanitary compartment shall:

- (a) open outwards; or
- (b) slide; or
- (c) be readily removable from the outside of the compartment.

unless there is a clear space of 1200mm provided between the closet pan within the fully enclosed sanitary compartment and the nearest part of the doorway.

3.8.3.3. of the Building Code of Australia requires the above as a means to facilitate the removal of an unconscious occupant from a fully enclosed sanitary compartment.

#### Advisory Note 7

AS 3660.1 "*Termite Management - New Building Work*", identifies methods to reduce the risk of attack by subterranean termites to the building's structural elements. The Building Code of Australia - Part 3.1.3 requires Class 1 & 10 buildings are required to have the primary structural building elements susceptible to termite

attack protected with a suitable termite barrier management system. Where the primary structural building elements are constructed of one, or a combination of, the following materials are exempted from the requirement to provide a termite risk management system:

- (a) Steel, aluminium or other metals;
- (b) Concrete;
- (c) masonry;
- (d) Fibre-reinforced cement;
- (e) Naturally termite resistant timber in accordance with Appendix C of AS3660.1; or
- (f) Preservative treated timber in accordance with Appendix D of AS3660.1.

#### **Advisory Note 8**

Pliable membranes installed in external walls shall comply BCA Part 3.8.7.2 and the following apply:-

- AS/NZS 4200.1; and
- Be installed in accordance with AS 4200.2; and
- Be a vapour permeable membrane for climate zones, 6, 7 and 8; and
- Be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building; and
- Maintain a minimum 20mm cavity air gap for lightweight external cladding systems

#### **Advisory Note 9**

Pursuant to the provisions of Section 146 of the Planning, Development & Infrastructure Act 2016, a licensed building work contractor who is proposing to undertake the work or who is in charge of carrying out the work, or if there is no such licensed building work contractor, the building owner must give notice to the Council.

In accordance with Regulation 93 of the Planning, Development and Infrastructure (General) Regulations 2017, the person who gives the notice is required to provide the information and notifications required.

Refer to Council's Decision Notification Form, or contact Council directly for further advice.

When the applicant provides notice of commencement of building work, the applicant must also provide to the Council, the name, business address, telephone number and builder's licence number of the licensed building work contractor responsible for carrying out the relevant building work; and

The name, residential or business address, email address and the telephone number of the persons who are proposed to sign the Statement of Compliance in accordance with regulation 104 (3) - Parts A - Licensed building work contractor's statement and B - Owner's Statement of the "*Statement of Compliance*" under Regulation 104.

For the purposes of regulation 104, a licensed building work contractor (the **contractor**) will be taken to be responsible for carrying out building work if the contractor has responsibility for—

- (a) performing the work; or
- (b) engaging another person to perform the work in a situation where the contractor retains overall responsibility for the work, or if there is none, the owner builder.

#### **Advisory Note 10**

The dwelling cannot be occupied until a "Certificate of Occupancy" has been issued in accordance with regulation 103 of the Planning, Development and Infrastructure (General) Regulations 2017.

A request for a "Certificate of Occupancy" must be accompanied by a copy of a duly completed "Statement of Compliance" under regulation 104 (Copy can be downloaded from SA planning portal), a copy of any "Certificate of Compliance" required relevant information under Section 152 (3) of the Planning, Development & Infrastructure Act 2016, including evidence that any conditions on the development authorisation have been satisfied.



**Advisory Note 11**

**Important:** The person proposing to undertake the work shall ensure that no part of the proposed building work is to overhang the boundary of the site including the face of any retaining walls and footings / piers which are to be constructed on the boundary and not encroach on to the adjoining property. It is strongly recommended that a Licensed Surveyor be engaged to undertake a survey before work commences to establish the location of the boundary. Boundary distances from buildings are measured from the allotment boundaries and not from fences or existing walls and are to have separation distances to comply with the NCC (National Construction Code)

**Advisory Note 12**

Retaining walls that retain a difference in ground level exceeding 1 metre in height, any masonry fence over one metre in height, any non-masonry fence (e.g. Colourbond or other sheet metal material, timber, fibre cement cladding, etc) over 2.1 metres in height, and any retaining wall with a fence on top with a total height over 2.1 metres in height (measured from lower of the two adjacent ground levels) may require Development Approval from the Council – seek information directly from the relevant Council.

No part of the retaining wall or footing piers shall encroach onto the adjoining property.

**CONTACT DETAILS OF CONSENT AUTHORITIES**

Name: City of Tea Tree Gully	Type of consent: Planning
Telephone: 0883977444	Email: plansaportal@cttg.sa.gov.au
Postal address: PO Box 571, MODBURY SA 5092	

Name: Building Certification Approvals (SA) Pty Ltd	Type of consent: Building
Telephone: 8365 6551	Email: admin@buildcertapprovalssa.com.au
Postal address: 390A Payneham Road, Payneham SA 5070	

**BUILDING CLASSIFICATION/S**

Essential safety provisions apply: No

**Building work Single Storey Detached Dwelling (Dwelling 2)**

Building Classification	Approved number of occupants
10A - Open or private garage, shed etc	N/A
10B - Fence, mast, Antenna, swimming pool	N/A
1A - Detached house/ Fire separated attached dwelling	N/A

**CERTIFICATE OF BUILDING INDEMNITY INSURANCE**

Domestic building work must not commence before a copy of the certificate of Building Indemnity Insurance has been lodged with the relevant authority. If not already lodged, you must lodge the required certificate of insurance before notice is given of intended commencement of building work (regulation 36).

**Building work Single Storey Detached Dwelling (Dwelling 2)**

Certificate of Building Indemnity Insurance received: (Not specified)

## REQUIRED NOTIFICATIONS

You are advised that notice and/or documentation must be provided to council when the following stages of building work are reached (regulation 93):

### Building work Single Storey Detached Dwelling (Dwelling 2)

- Commencement of Building work (1 business day's notice)
- Completion of footing reinforcement prior to pouring concrete (leave reinforcement visible minimum 1 business day) (1 business day's notice)
- Completion of wall and roof framing (1 business day's notice)
- Completion of Building work (1 business day's notice)

*Note regulation 57(7) allows the relevant authority issuing the notice to specify any additional stage of building work for which notice must be given to the council under regulation 93.*

*Where a building certifier is issuing the building consent the use of this regulation is to inform the council of stages of work when a notification should be provided and an inspection may occur at the council's discretion. If applicable, notifications specified under 57(7) are therefore intended to be in addition to mandatory notifications and any notifications specified by council under 93(1)(b) or (c) when issuing the final Development Approval.*

*To submit the requested notifications, log in to the SA planning portal and select **Submit mandatory building notifications**.*

## STATEMENT OF COMPLIANCE

A Statement of Compliance is required at the completion of all building work, except in respect of a Class 10 building other than a swimming pool or private bushfire shelter.

### Building Work Single Storey Detached Dwelling (Dwelling 2)

(None specified)

*A blank copy of the Statement of Compliance is available on the SA planning portal. The Statement of Compliance and other required documents may be uploaded to the SA planning portal on completion.*

## BUILDING OCCUPATION/COMPLETION

### Building work Single Storey Detached Dwelling (Dwelling 2)

Building classification 10A - Open or private garage,shed etc

A Certificate of Occupancy issued under section 152 is required for this building before it can be occupied: No

Building classification 10B - Fence, mast, Antenna, swimming pool

A Certificate of Occupancy issued under section 152 is required for this building before it can be occupied: No

Building classification 1A - Detached house/ Fire separated attached dwelling

A Certificate of Occupancy issued under section 152 is required for this building before it can be occupied: Yes

The Certificate of Occupancy will be issued by: The building certifier

*Note section 152 of the Act and regulation 103, requires a Certificate of Occupancy to be issued before a building can be occupied, except in respect of a Class 10 building under the Building Code (regulation 103(1)).*

*Note, despite a YES being indicated above, a Certificate of Occupancy is not required for a Class 1a building if this building is completed between 1 July 2021 and 31 December 2023 (inclusive). Completion of a building will be signalled by the receipt of the Statement of Compliance required for that building, or the final Statement of Compliance where multiple statements are required.*

*Section 152(2) of the Act states that 'A certificate of occupancy will be issued by council', noting that section 154 allows a building certifier to exercise this power should they elect to, where either: the building is owned occupied by the Crown or an agency or instrumentality of the Crown; or if they issued the building rules consent for that building.*

*The authority above – either building certifier or council – will therefore be responsible for issuing this Certificate following receipt of the Statement of Compliance and other documentation as required to provide assurance that the building is suitable for occupation.*

*Note the default authority for issuing this Certificate remains the council, should there be no building certifier or if the certifier elects not to issue this Certificate, noting that a council may still elect not to issue a certificate, if the council is not satisfied the building is suitable for occupation under section 152(6) of the Act.*

**Contact details for the purposes of this notification**

Name City of Tea Tree Gully  
Email plansaportal@cttg.sa.gov.au  
Phone 0883977444

*Notifications may also be provided via the SA planning portal.*

## DECISION NOTIFICATION FORM

*Section 126(1) of the Planning, Development and Infrastructure Act 2016*

### TO THE APPLICANT(S):

Name: Zaina Stacey Development Consultants
Postal address: PO Box 1000 Torrens Park SA 5062
Email: planning@zainastacey.com

### IN REGARD TO:

Development application no.: 23013905	Lodged on: 16 May 2023
Nature of proposed development: Land Division 1 into 2 allotments	

### LOCATION OF PROPOSED DEVELOPMENT:

<b>Location reference:</b> 12 ARMBUSTER ST HOPE VALLEY SA 5090		
<b>Title ref.:</b> CT 5595/686	<b>Plan Parcel:</b> D7477 AL5	<b>Council:</b> CITY OF TEA TREE GULLY

### DECISION:

Decision type	Decision (granted/refused)	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning Consent	Granted	30 May 2023	6	0	Assessment Manager at City of Tea Tree Gully
Land Division Consent	Granted	30 May 2023	7	0	Assessment Manager at City of Tea Tree Gully
Development Approval - Planning Consent; Land Division Consent	Granted	30 May 2023	13	0	City of Tea Tree Gully

<b>FROM THE RELEVANT AUTHORITY:</b> City of Tea Tree Gully
Date: 30 May 2023

### CONDITIONS

#### Planning Consent

##### Condition 1

The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in the application herein approved, except where varied by any condition(s) listed below.

##### Condition 2

The land must be kept tidy and fences, landscaping and paved or sealed surfaces must be maintained in good condition at all times.

*Reason: To maintain the amenity of the site and locality.*

**Condition 3**

Any existing crossing places not providing vehicle access on the approved plans shall be replaced with kerb and watertable and the verge restored with materials consistent with the surrounding verge to a uniform level free of obstructions.

*Reason: To maintain consistency of the streetscape and protect the infrastructure within the road verge.*

**Condition 4**

Applicant to make a payment of One Thousand four hundred and Fifty Dollars (\$1450.00) at the Tea Tree Gully Council Civic Centre. When payment has been received council will proceed with the removal of the street tree. Once the build is complete a suitable location will be used to plant a replacement which will be maintained for a three year period.

**Note:** Payment may be made in person at the Civic Centre (571 Montague Rd, Modbury SA 5092) or by phone (08 8397 7444).

**Condition 5**

A device shall be installed to ensure that all surface run-off, stormwater or other liquid, discharging from the site, must be free of site contaminants. These contaminants include, but are not limited to oils, grease, fuels, rubbish, litter or silt.

*Reason: To assist and maintain water quality entering Council's drainage network.*

**Condition 6**

Where stormwater is to be discharged to the street gutter, the stormwater system installation shall meet the minimum requirements of City of Tea Tree Gully drawing:

- 62/15/SD – 'Stormwater Pipe Connection to Council Kerb and Gutter'.

*Reason: To maintain consistency of the streetscape and protect the infrastructure within the road verge.*

**Land Division Consent**

**Condition 1**

All existing structures and deleterious material shall be cleared from the land prior to the final clearance of the land division.

**Condition 2**

A final certified survey plan shall be lodged with Council prior to final clearance of the land division.

**Conditions imposed by SPC Planning Services under Section 122 of the Act**

**Condition 3**

Payment of \$8066.00 into the Planning and Development Fund (1 allotment/s @ \$8066.00 /allotment). This payment will not become payable until the Certificate of Approval application under Section 138 has been lodged. At that time the Land Division Registration fee (currently \$1069.00), will also become payable. The total of the two fees must be paid in a single payment. Payment may be made via credit card (Visa or MasterCard) online at [plan.sa.gov.au](http://plan.sa.gov.au), over the phone on 7109 7018, or cheques may be made payable to the State Planning Commission, marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001

**Condition 4**

A final plan complying with the requirements for plans set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Planning Commission for Land Division Certificate purposes.

**Conditions imposed by South Australian Water Corporation under Section 122 of the Act****Condition 5**

SA Water's water and sewer network is available for connection in this area. An investigation will need to be undertaken to determine infrastructure needs, appropriate fees and charges.

The financial requirements of SA Water shall be met for the provision of water and sewer supply services.

**Condition 6**

Please note for Torrens Title developments that it is the developers responsibility to ensure that all internal pipework, water and wastewater, is contained within the new allotment boundaries.

**Condition 7**

if a connection/s off an existing main is required, an investigation will need to be carried out to determine if the connection/s to your development will be standard or non-standard costs.

**ADVISORY NOTES****Planning Consent****Advisory Note 1**

Pursuant to Section 202 of the Planning, Development and Infrastructure Act 2016, you have the right of appeal to the Environment, Resources and Development Court against either (1) a refusal of consent or (2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period allowed by the Court.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (Ph. 8204 0289).

**Advisory Note 2**

Once development approval is granted, the development must be:

- a) Substantially commenced within 24 months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of 24 months from this date (unless Council extends this period), and a new development application shall be required; and
- b) Fully completed within 3 years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of 3 years from this date (unless Council extends this period), and a new development application shall be required; and
- c) Any request for an extension of time must be lodged through the Plan SA portal prior to the expiry of the above-mentioned periods.

**Advisory Note 3**

This consent does not obviate the need to obtain any other necessary approvals from any/all parties with an interest in the land.

**Advisory Note 4**

The cost of rectifying any damage or conflict with any existing services or infrastructure arising out of this development will be borne by the applicant.

**Advisory Note 5**

The applicant/developer is reminded of its general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practical measures to ensure the activities on the

site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm. This includes being mindful of and minimising off site noise, dust and vibration impacts associated with development.

#### Advisory Note 6

The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate.

#### Advisory Note 7

You are advised that under the *Fences Act 1975* you are legally required to give notice for the removal of a fence on the common boundary. Please refer to the *Fences Act 1975* for the correct procedural requirements. Further information can be obtained from the Legal Services Commission at [www.lsc.sa.gov.au](http://www.lsc.sa.gov.au).

#### Advisory Note 8

NBN Co. is responsible for the installation of National Broadband Network (NBN) fibre for all developments in areas where NBN Co. has already rolled out fibre. To ensure services are available when residents move in, developers and builders must register their developments and apply to NBN Co. before building has commenced. To determine if your site is in an NBN area and to register your development, please complete the pre-qualifier forms located at [www.nbnco.com.au/newdevelopments](http://www.nbnco.com.au/newdevelopments). For more information, please contact the NBN Co. New Developments Team on **1800 687 626** or email [newdevelopments@nbnco.com.au](mailto:newdevelopments@nbnco.com.au).

#### Advisory Note 9

Public services may be present in the road and it is the property owner's responsibility to ensure these services are not damaged as a result of the work. If services require alterations, it is the property owner's responsibility to consult with the particular service agency before performing any works. (Contact "Dial Before you Dig" on telephone **1100** or their website [www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au)).

At all times during the construction, removal or repair of a crossing place or stormwater pipe, sufficient barricades and signs, visible at night (where work duration exceeds daylight hours), are to be installed and maintained to give adequate warning to the public.

The applicant shall be responsible for all costs associated with:

- The construction, removal or repair of crossing places or stormwater pipes. This may include the repairs and modifications to an abutting footpath as a result of the construction or alteration of the crossing place or stormwater pipe.
- The pruning, removal and replacement of any tree as approved in accordance with Council's Tree Management Policy and the Council's Fees and Charges Register.

#### Land Division Consent

With regards to Council's Conditions of land division consent, you may wish to provide Council with photographic evidence confirming compliance with this condition. This should assist Council with expediting final clearance of the land division. Photos can be uploaded to the 'Land Division Clearance Request' form available on Council's website by searching 'land division' and select the 'Land Division clearance request' page.

#### CONTACT DETAILS OF CONSENT AUTHORITIES

Name: City of Tea Tree Gully	Type of consent: Planning and Land Division
Telephone: 0883977444	Email: <a href="mailto:plansaportal@cttg.sa.gov.au">plansaportal@cttg.sa.gov.au</a>
Postal address: PO Box 571, MODBURY SA 5092	





# Building Indemnity Insurance Certificate of Insurance

QBE Insurance (Australia) Ltd  
839 Collins St  
Docklands VIC 3000  
Phone: (03) 9246 2666  
Fax: (03) 9246 2611  
ABN: 78 003 191 035  
AFS License No: 239545



Policy Number 600078630BWI-21

POWER MOBILE PTY LTD, EE REICH  
1 ELLAWAY AVENUE  
NORTH HAVEN  
5018

**Name of intermediary**  
MASTER BUILDERS INS SRVCS (SA)  
G P O BOX 544D  
MELBOURNE VIC 3001

**Account number**  
60BWMBASA  
**Date issued**  
30/08/2023

## Policy schedule details

### Certificate in respect of insurance

Domestic Building Contract

A contract of insurance complying with the Building Work Contractors Act 1995 and Regulations has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035, in respect of the Domestic Building Work as described in the Schedule herein.

**In respect of**

NEW SINGLE DWELLING CONSTRUCTION CONTRACT

**At**

LOT 2, 12 ARMBUSTER STREET  
HOPE VALLEY SA 5090

**Carried out by**

BUILDER  
CSE CONSULTING ENGINEERS P/L  
ABN: 91 153 151 270

**Declared contract price**

\$409,350.00

**Contract date**

26/06/2023

**Builders registration no.**

BLD259424

**Building owner / Beneficiary**

POWER MOBILE PTY LTD, EE REICH  
PTY LTD & T & C

Subject to the Building Work Contractors Act 1995, Regulations and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner.

**For and behalf of**

QBE Insurance (Australia) Limited.

### IMPORTANT NOTICE:

This Certificate must be read in conjunction with the Policy Wording and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

**To confirm the registration of this document, please visit the QBE Certificate Register via <https://www.qbe.com/au/home-insurance/builders-insurance>. By matching the details on this certificate with the details included in the register, it confirms your Certificate of Insurance was issued by QBE.**

# Building Indemnity Insurance Certificate of Insurance

QBE Insurance (Australia) Ltd  
839 Collins St  
Docklands VIC 3000  
Phone: (03) 9246 2666  
Fax: (03) 9246 2611  
ABN: 78 003 191 035  
AFS License No: 239545



Policy Number 600078630BWI-21

MASTER BUILDERS INS SRVCS (SA)  
G P O BOX 544D  
MELBOURNE VIC 3001

**Account number**  
60BWMBASA  
**Date issued**  
30/08/2023

**Builder** CSE CONSULTING ENGINEERS P/L  
**ABN/ACN** 91 153 151 270  
**Business address** 1390-1400 GOLDEN GROVE RO AD  
GOLDEN GROVE 5125  
**Type of insurance** Building Indemnity Insurance  
**Construction works** NEW SINGLE DWELLING CONSTRUCTION CONTRACT  
**At** LOT 2,12 ARMBUSTER STREET  
HOPE VALLEY SA 5090

Declared construction value	Contract date	Estimated construction completion date
\$409,350.00	26/06/2023	28/06/2024

**Building owner / Beneficiary** POWER MOBILE PTY LTD, EE REICH  
PTY LTD & T & C

**For and behalf of** QBE Insurance (Australia) Limited.

This notice will become a "Tax Invoice" when the amount payable is paid in full. Should changes be made, then the new schedule issued will become your Tax Invoice.

## Total premium and charges

Premium	\$2,506.04
Levies	\$0.00
GST	\$250.60
Stamp duty	\$303.23
<b>Total premium</b>	<b>\$3,059.87</b>

The amount of stamp duty paid is calculated under the relevant States/Territory Duties Act, based on where the risks, properties, contingencies or events are located.



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: 2628060

SEARCHLIGHT TECHNOLOGY PTY LTD  
POST OFFICE BOX 232  
RUNDLE MALL SA 5000

**DATE OF ISSUE**

27/11/2024

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

<b>OWNERSHIP NUMBER</b>	<b>OWNERSHIP NAME</b>			
71289040	H.O.H. E.E. REICH PTY. LTD. & ORS			
<b>PROPERTY DESCRIPTION</b>				
12 ARMBUSTER ST / HOPE VALLEY SA 5090 / AL102 D133135				
<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> <small>(A "+" indicates multiple titles)</small>	<b>CAPITAL VALUE</b>	<b>AREA / FACTOR</b>	<b>LAND USE / FACTOR</b>
2807311212	CT 6293/563	\$430,000.00	R4 1.000	RE 0.400
<b>LEVY DETAILS:</b>				
	<b>FIXED CHARGE</b>	\$	50.00	
	<b>+ VARIABLE CHARGE</b>	\$	162.00	
<b>FINANCIAL YEAR</b>	<b>- REMISSION</b>	\$	99.75	
2024-2025	<b>- CONCESSION</b>	\$	0.00	
	<b>+ ARREARS / - PAYMENTS</b>	\$	-112.25	
	<b>= AMOUNT PAYABLE</b>	\$	0.00	

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

**EXPIRY DATE** 25/02/2025



**Government of South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

Email: [revsupport@sa.gov.au](mailto: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](http://www.revenuesaonline.sa.gov.au)

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865  
Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

This form is a statement of land tax payable pursuant to Section 23 of the Land Tax Act 1936. The details shown are current as at the date of issue.

PIR Reference No: 2628060

SEARCHLIGHT TECHNOLOGY PTY LTD  
POST OFFICE BOX 232  
RUNDLE MALL SA 5000

DATE OF ISSUE

27/11/2024

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

<b>OWNERSHIP NAME</b>		<b>FINANCIAL YEAR</b>	
H.O.H. E.E. REICH PTY. LTD. & ORS		2024-2025	
<b>PROPERTY DESCRIPTION</b>			
12 ARMBUSTER ST / HOPE VALLEY SA 5090 / AL102 D133135			
<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> <small>(A "+" indicates multiple titles)</small>	<b>TAXABLE SITE VALUE</b>	<b>AREA</b>
2807311212	CT 6293/563	\$320,000.00	0.0353 HA
<b>DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:</b>			
<b>CURRENT TAX</b>	\$ 0.00	<b>SINGLE HOLDING</b>	\$ 0.00
<b>- DEDUCTIONS</b>	\$ 0.00		
<b>+ ARREARS</b>	\$ 0.00		
<b>- PAYMENTS</b>	\$ 0.00		
<b>= AMOUNT PAYABLE</b>	\$ 0.00		

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

**ON OR BEFORE** 25/02/2025



**Government of South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

**No payment is required on this Certificate**

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto: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](http://www.revenuesaonline.sa.gov.au)**

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001



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

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

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

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



## South Australian Water Corporation

Name: Water & Sewer Account  
H.O.H. E.E. REICH PTY. LTD. Acct. No.: 28 07311 21 2 Amount: \_\_\_\_\_

Address:  
12 ARMBUSTER ST HOPE VALLEY LT102  
D133135

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### Payment Options

**EFT**

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	2807311212



Bill code: 8888  
Ref: 2807311212

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at [bpay.com.au](http://bpay.com.au)



Paying online

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




Paying by phone

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.

SA Water account number: 2807311212



PURPOSE:	DIVISION	AREA NAME:	HOPE VALLEY	RE-APPROVED:	 <b>D133135</b> SHEET 1 OF 3 <small>119088_text_01_v07_Version_7</small>
MAP REF:	6628/33/R	COUNCIL:	CITY OF TEA TREE GULLY	15/11/2023	
LAST PLAN:		DEVELOPMENT NO:	070/D441/23/001/4244	DEPOSITED:	

AGENT DETAILS:	ZAINA STACEY PTY LTD PO BOX 1000 TORRENS PARK SA 5062 PH: 83797979 FAX:	SURVEYORS CERTIFICATION:	I Nathan James Stockley , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me and correctly prepared in accordance with the Survey Act 1992. 2) That the field work was completed on the 1st day of August 2023 14th day of November 2023 Nathan Stockley Licensed Surveyor
AGENT CODE:	MMUP		
REFERENCE:	23130 / KJD		

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5595	686		ALLOTMENT(S)	5	D	7477 YATALA		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION

ANNOTATIONS: NO OCCUPATION UNLESS OTHERWISE SHOWN

# D133135

SHEET 2 OF 3

119088\_pland\_1\_V01\_Version\_7

BEARING DATUM: MGA 2020 ZONE 54

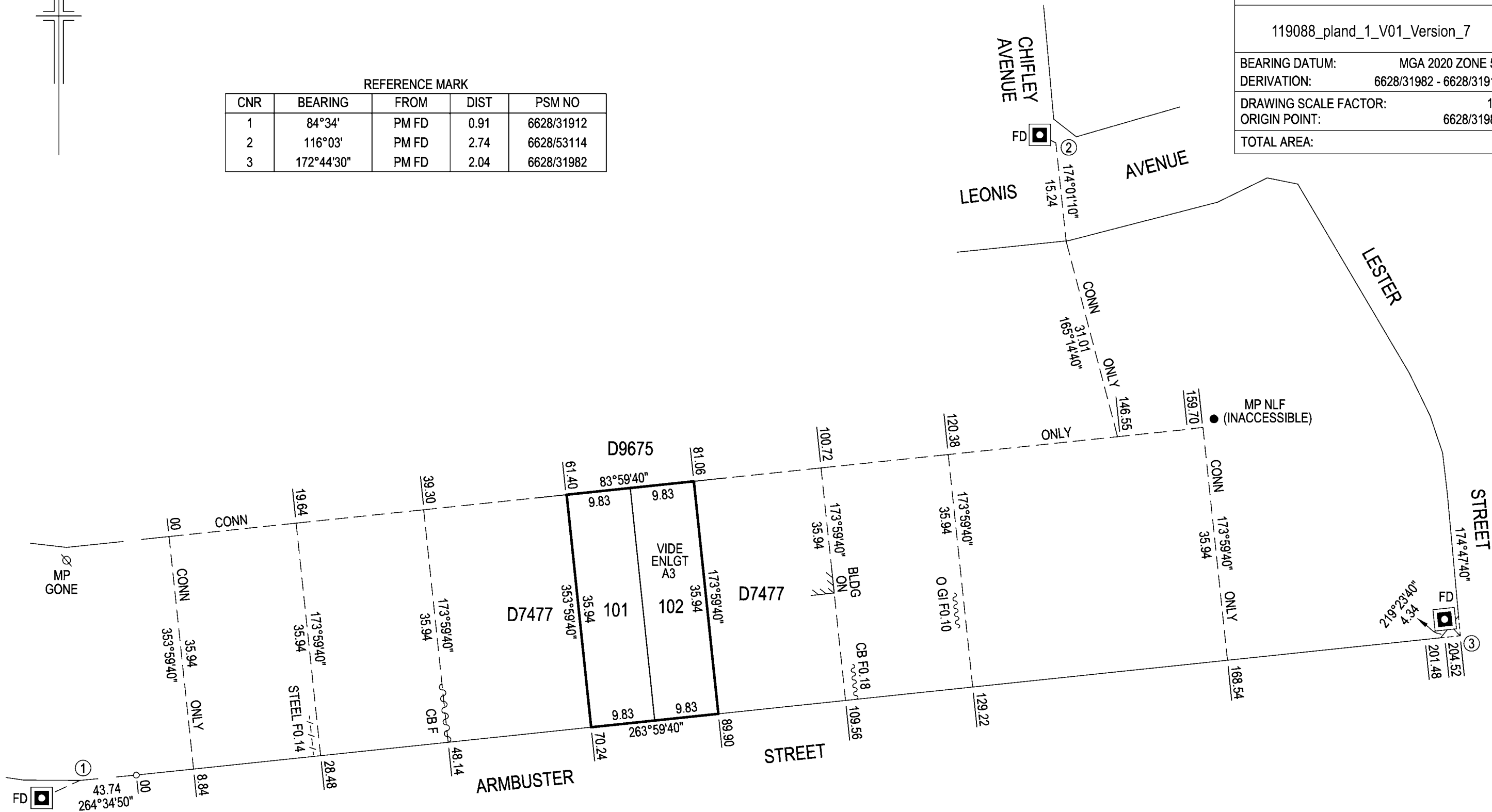
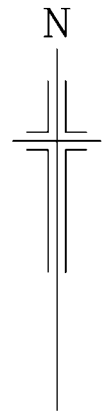
DERIVATION: 6628/31982 - 6628/31912

DRAWING SCALE FACTOR: 1.0

ORIGIN POINT: 6628/31982

TOTAL AREA:

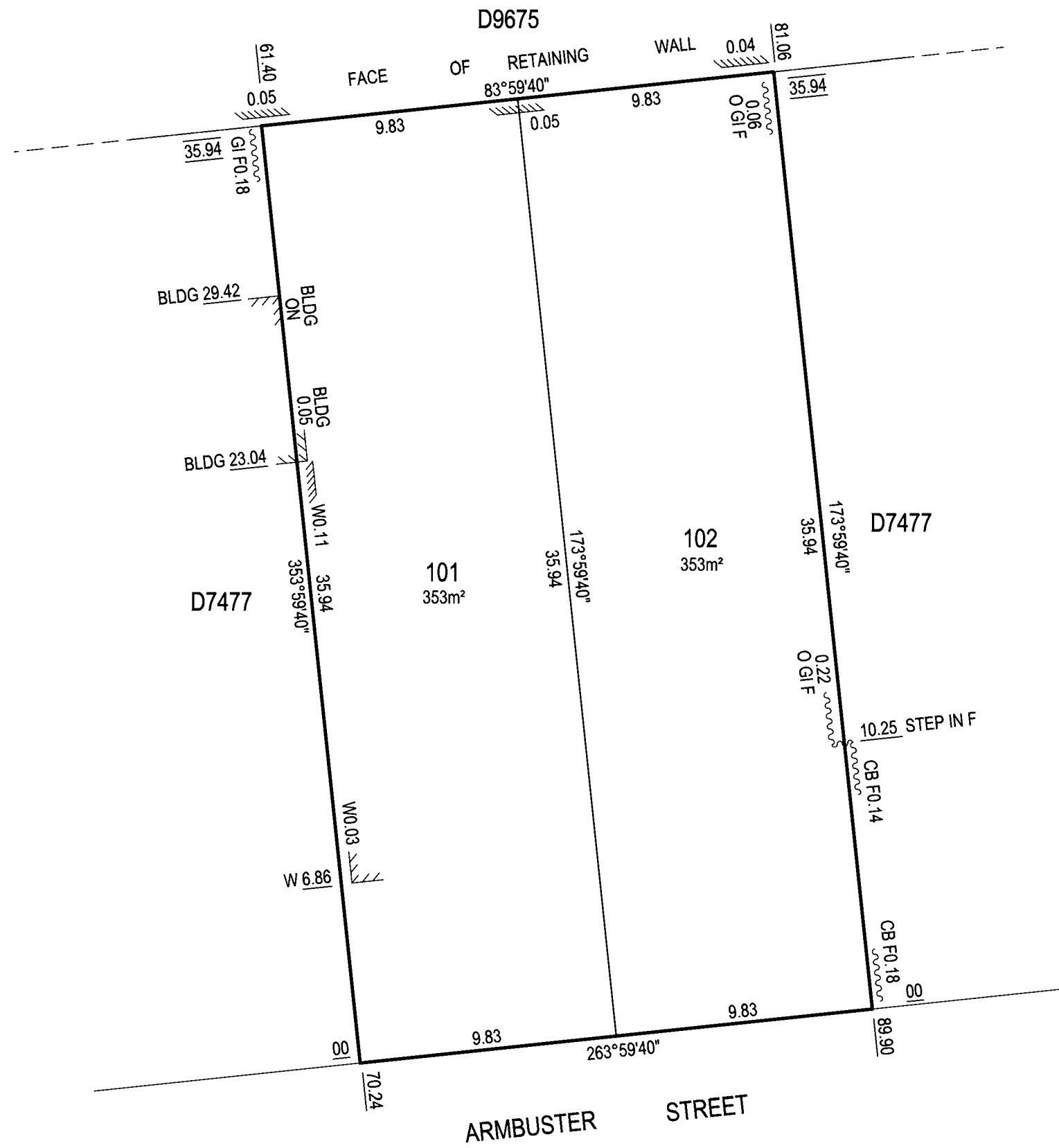
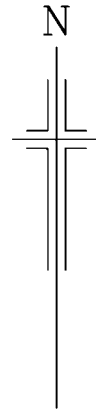
REFERENCE MARK				
CNR	BEARING	FROM	DIST	PSM NO
1	84°34'	PM FD	0.91	6628/31912
2	116°03'	PM FD	2.74	6628/53114
3	172°44'30"	PM FD	2.04	6628/31982



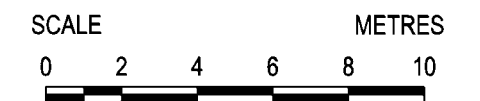
# D133135

SHEET 3 OF 3

119088\_pland\_2\_V01\_Version\_7



## ENLARGEMENT A3





26/11/2024

## Grantor Search Certificate

This is a grantor search certificate for a grantor search

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

Search certificate number: 4744851182240001  
Search number: 474485118224

This search certificate reflects the data contained in the PPSR at 26/11/2024 16:19:10 (Canberra Time).

### Search Criteria Details

Grantor type:	Organisation
ACN:	640535726 (Verified by ASIC Register)
PPSR registration state searched:	Current
Collateral class:	All collateral classes
PMSI:	Registrations that are either a PMSI or not a PMSI
Transitional:	Not Transitional Transitional - non migrated Transitional - migrated
Registration Kind:	All registration kinds
Sort registrations by number:	Ascending

### PPSR Registration Details

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

### How to verify this certificate on the PPSR

You can use the search number from an original search (as shown on this certificate) to retrieve the original search results and to issue a copy of the search certificate at <https://transact.ppsr.gov.au/ppsr/Home>.  
There is no fee, however this process will not provide any update to the information in the original search.

### Privacy and Terms and Conditions

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

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

End of search certificate

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

This search certificate reflects the data contained in the PPSR at 26/11/2024 16:19:10 (Canberra Time).

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GPO Box 1944 Adelaide SA 5001

1300 00 77 77



26/11/2024

## Grantor Search Certificate

This is a grantor search certificate for a grantor search

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

Search certificate number: 4857579793350001  
Search number: 485757979335

This search certificate reflects the data contained in the PPSR at 26/11/2024 16:21:02 (Canberra Time).

### Search Criteria Details

Grantor type:	Organisation
ACN:	067579499 (Verified by ASIC Register)
PPSR registration state searched:	Current
Collateral class:	All collateral classes
PMSI:	Registrations that are either a PMSI or not a PMSI
Transitional:	Not Transitional Transitional - non migrated Transitional - migrated
Registration Kind:	All registration kinds
Sort registrations by number:	Ascending

### PPSR Registration Details

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

### How to verify this certificate on the PPSR

You can use the search number from an original search (as shown on this certificate) to retrieve the original search results and to issue a copy of the search certificate at <https://transact.ppsr.gov.au/ppsr/Home>.  
There is no fee, however this process will not provide any update to the information in the original search.

### Privacy and Terms and Conditions

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End of search certificate

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

This search certificate reflects the data contained in the PPSR at 26/11/2024 16:21:02 (Canberra Time).

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GPO Box 1944 Adelaide SA 5001

1300 00 77 77