

Form 1 - Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A - Parties and land

1 Purchaser:

Address:

2 ~~Purchaser's registered agent:~~

~~Address:~~

3 Vendor:

OAK CONSULTANTS PTY. LTD. (ACN: 666 514 889)

Address:

UNIT 1 451 KENSINGTON ROAD ROSSLYN PARK SA 5072

4 Vendor's registered agent:

eXp Australia Pty Ltd T/A eXp Australia

Address:

Level 3, 169 Fullarton Road Dulwich, SA 5065

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

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

The whole of the land comprised in Certificate of Title - Volume 6297 Folio 95

Known as: 2C WOODFIELD AVENUE, WARRADALE, SA 5046
ALLOTMENT 742 DEPOSITED PLAN 133455
IN THE AREA NAMED WARRADALE
HUNDRED OF NOARLUNGA

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.

Proceeding with the purchase

If you wish to proceed with the purchase -

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

Part C - Statement with respect to required particulars

(section 7(1))

To the purchaser:

*We, OAK CONSULTANTS PTY. LTD. (ACN: 666 514 889)

of UNIT 1 451 KENSINGTON ROAD ROSSLYN PARK SA 5072

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

Date: 15/10/2024
Signed: *Keshav Bhola*

Date:
Signed:

Date:
Signed:

Date:
Signed:

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

(section 9)



To the purchaser:

I, Schreiber Conveyancing Form 1 Pty Ltd

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

Exceptions:

Date: 15/10/2024
Signed: *Julie Schreiber*

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

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

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

Note -

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

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

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

Table of particulars

Column 1

Column 2

Column 3

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

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

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

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

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

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

(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,

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

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

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

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

1. General

1.1 Mortgage of land

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

Is this item applicable?

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

Are there attachments?

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

Copy of certificate(s) of title to the land

Number of mortgage (if registered):

14227008

Name of mortgagee:

WESTPAC BANKING CORPORATION (ACN: 007 457 141)



YES

YES

12 Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable?

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

Are there attachments?

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

Property Interest Report

Description of land subject to easement:

Certificate of Title - Volume 6297 Folio 95

Nature of easement:

Statutory Easements for purposes such as (and without limitations) electricity, telecommunications, gas, water and sewerage, may also exist, but may not be registered or defined on the title for the land Refer to attached Property Interest Report

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

If YES, give details:

NO

YES

13 Restrictive covenant

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

Is this item applicable?

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

Are there attachments?

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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

14 Lease, agreement for lease, tenancy agreement or licence

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

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

Is this item applicable?

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

Are there attachments?

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

Name of parties:

Period of lease, agreement for lease etc:

From

to

Amount of rent or licence fee:

\$ per (period)

Is the lease, agreement for lease etc in writing?

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

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

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

5. Development Act 1993 (repealed)

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

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~[Empty text box]~~

~~Condition(s) of authorisation:~~

~~[Empty text box]~~

[Three empty rectangular boxes]

6. Repealed Act conditions

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

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Nature of condition(s):~~

7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

Is this item applicable?

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

Are there attachments?

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

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

Date of notice:

See attached

Amount of levy payable:

NIL

✓
YES
YES

19. Land Tax Act 1936

19.1 Notice, order or demand for payment of land tax

Is this item applicable?

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

Are there attachments?

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

Date of notice, order or demand:

Amount payable (as stated in the notice):

20. Local Government Act 1934 (repealed)

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

~~*Is this item applicable?*~~

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

~~*Are there attachments?*~~

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

~~Date of notice, order etc:~~

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

~~Land subject thereto:~~

~~Nature of requirements contained in notice, order etc:~~

~~Time for carrying out requirements:~~

~~Amount payable (if any):~~

21. Local Government Act 1999

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

Is this item applicable?



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

YES

Are there attachments?

YES

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

City of Marion

Date of notice, order etc:

See attached

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

City of Marion

Land subject thereto:

Certificate of Title - Volume 6297 Folio 95

Nature of requirements contained in notice, order etc:

See attached

Time for carrying out requirements:

At Settlement

Amount payable (if any):

\$927.00

22. Local Nuisance and Litter Control Act 2016

22.1 section 30 - Nuisance or litter abatement notice

~~*Is this item applicable?*~~

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

~~*Are there attachments?*~~

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

~~Date of notice:~~

~~Notice issued by:~~

~~Nature of requirements contained in notice:~~

~~Time for carrying out requirements:~~

23. Metropolitan Adelaide Road Widening Plan Act 1972

23.1 section 6 - Restriction on building work

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

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

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

29. Planning, Development and Infrastructure Act 2016

29.1 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):

City of Marion
SAPPA Parcel Report
Property Interest Report

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

Certificate of Title - Volume 6297 Folio 95
Zone: General Neighbourhood (GN)
Subzones: No
Zoning overlays:
see attached City of Marion & SAPPA Parcel Report for Zoning overlays,
see attached City of Marion & SAPPA Parcel Report for Associated Development Authorisation Information

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.

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

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

Is this item applicable?

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

Are there attachments?

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

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

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

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Name of person giving notice of proposed work:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

29.4 section 140 - Notice requesting access

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

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

~~**Are there attachments?**~~

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

~~Date of notice:~~

~~Name of person requesting access:~~

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

~~Activity of work to be carried out:~~

29.5 section 141 - Order to remove or perform work

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

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

~~**Are there attachments?**~~

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

~~Date of order:~~

~~Terms of order:~~

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

~~Amount payable (if any):~~

29.6 section 142 - Notice to complete development

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Requirements of notice:~~

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

~~Amount payable (if any):~~

29.7 section 155 - Emergency order

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of order:~~

~~Name of authorised officer who made order:~~

~~Name of authority that appointed the authorised officer:~~

~~Nature of order:~~

~~Amount payable (if any):~~

29.8 section 157 - Fire safety notice

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

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

~~**Are there attachments?**~~

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

~~Date of notice:~~

~~Name of authority giving notice:~~

~~Requirements of notice:~~

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

~~Amount payable (if any):~~

29.9 section 192 or 193 - Land management agreement

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

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

~~**Are there attachments?**~~

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

~~Date of agreement:~~

~~Names of parties:~~

~~Terms of agreement:~~

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

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

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

~~**Are there attachments?**~~

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

~~Date requirement given:~~

~~Name of body giving requirement:~~

~~Nature of requirement:~~

~~Contribution payable (if any):~~

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

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

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

~~**Are there attachments?**~~

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

~~Date of agreement:~~

~~Names of parties:~~

~~Terms of agreement:~~

~~Contribution payable (if any):~~

29.12 Part 16 Division 1 - Proceedings

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of commencement of proceedings:~~

~~Date of determination or order (if any):~~

~~Terms of determination or order (if any):~~

29.13 section 213 - Enforcement notice

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date notice given:~~

~~Name of designated authority giving notice:~~

~~Nature of directions contained in notice:~~

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

~~Amount payable (if any):~~

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

Is this item applicable?

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

Are there attachments?

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

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:

OAK CONSULTANTS PTY LTD

2 Name of insurer:

QBE Insurance (Australia) Ltd

3 Limitations on the liability of the insurer:

See attached

4 Name of builder:

IMMENSE BUILDERS PTY LTD

5 Builder's licence number:

BLD326865

6 Date of issue of insurance:

06/03/2024

7 Description of insured building work:

See attached

Exemption from holding insurance:

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

NO

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:

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

- Plan
- Property Interest Report
- City of Marion
- Certificate of Emergency Services Levy Payable
- Certificate of Land Tax Payable
- Certificate of Water and Sewer Charges & Encumbrance Information
- Smoke Detector
- SAPPA Parcel Report
- Land Checker

(*Strike out whichever is not applicable)

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

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

Dated this Day of 20

Signed: _____

Purchaser(s)

Form R3



Annexure to Form 1 – Vendor's Statement

Form R3

Buyers information notice

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

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

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

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

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

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

Safety

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

Enjoyment

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

Value

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

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

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

Copy of certificate(s) of title to the land



Annexure to Form 1 – Vendor's Statement



Product Register Search (CT 6297/95)
Date/Time 09/10/2024 03:12PM
Customer Reference
Order ID 20241009007805

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 6297 Folio 95

Parent Title(s) CT 5690/835
Creating Dealing(s) RTU 14231970
Title Issued 12/03/2024 Edition 1 Edition Issued 12/03/2024

Estate Type

FEE SIMPLE

Registered Proprietor

OAK CONSULTANTS PTY. LTD. (ACN: 666 514 889)
OF UNIT 1 451 KENSINGTON ROAD ROSSLYN PARK SA 5072

Description of Land

ALLOTMENT 742 DEPOSITED PLAN 133455
IN THE AREA NAMED WARRADALE
HUNDRED OF NOARLUNGA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
14227008	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Notations

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

Plan



Annexure to Form 1 – Vendor's Statement

PURPOSE:	DIVISION	AREA NAME:	WARRADALE	APPROVED:	
MAP REF:	6628/01/B	COUNCIL:	THE CORPORATION OF THE CITY OF MARION	DEPOSITED/FILED:	
LAST PLAN:		DEVELOPMENT NO:	100/D484/23/001		SHEET 1 OF 2
					119197_text_01_v01

AGENT DETAILS:	PYPER LEAKER SURVEYING SERVICES 78 GOODWOOD ROAD WAYVILLE SA 5034 PH: 8373 3880 FAX:	SURVEYORS CERTIFICATION:	
AGENT CODE:	PLS6P		
REFERENCE:	PL13649 TT		

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5690	835		ALLOTMENT(S)	81	D	3336 NOARLUNGA		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION

ANNOTATIONS: NO OCCUPATION UNLESS OTHERWISE SHOWN

State Planning Commission

LAND DIVISION CERTIFICATE

Approved in accordance with the requirements of Section 138 of the Planning, Development and Infrastructure Act 2016

Signed:

Description of signatory: Land Division Coordinator, as delegate of S.P.C.

Dated: 22/11/2023, 04:06 pm Biljana Prokic

SHEET 2 OF 2

119197_pland_1_V03

BEARING DATUM: MGA 2020 ZONE 54
 DERIVATION: PSM 6627/21418 TO 6627/8697
 DRAWING SCALE FACTOR: 1.0
 ORIGIN POINT: PSM 6627/21418
 TOTAL AREA:

ENLARGEMENT A1



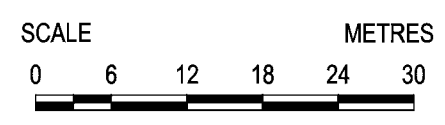
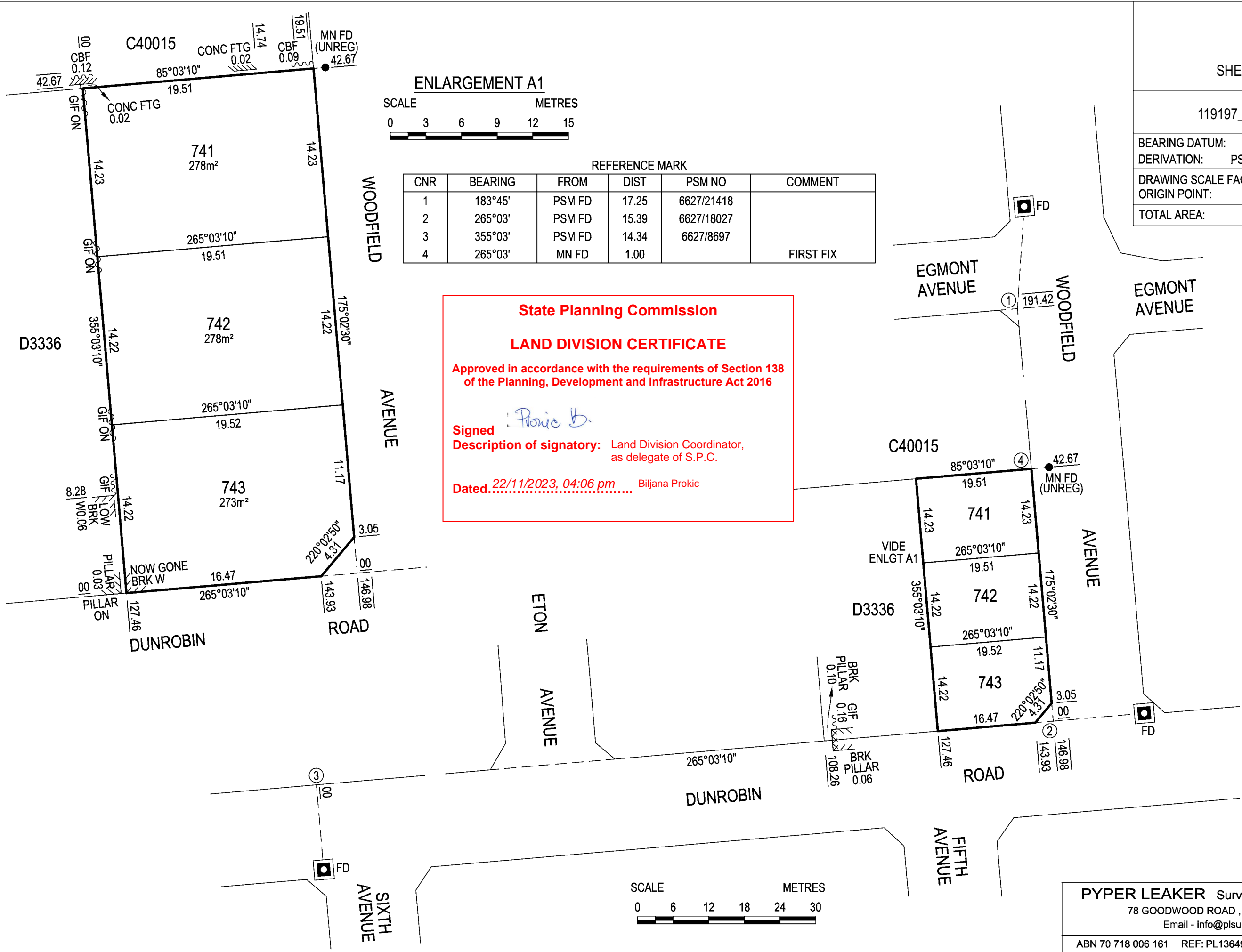
REFERENCE MARK

CNR	BEARING	FROM	DIST	PSM NO	COMMENT
1	183°45'	PSM FD	17.25	6627/21418	
2	265°03'	PSM FD	15.39	6627/18027	
3	355°03'	PSM FD	14.34	6627/8697	
4	265°03'	MN FD	1.00		FIRST FIX

State Planning Commission
LAND DIVISION CERTIFICATE
 Approved in accordance with the requirements of Section 138
 of the Planning, Development and Infrastructure Act 2016

Signed: *Pronik B.*
Description of signatory: Land Division Coordinator,
 as delegate of S.P.C.

Dated: 22/11/2023, 04:06 pm Biljana Prokic



PYPER LEAKER Surveying Services Pty Ltd
 78 GOODWOOD ROAD, WAYVILLE, SA 5034
 Email - info@pilsurvey.com.au
 ABN 70 718 006 161 REF: PL13649 Date: 04/10/2023 KBR/JCM

Property Interest Report



Annexure to Form 1 – Vendor's Statement

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

6. Repealed Act conditions

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

7. Emergency Services Funding Act 1998

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

8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

Act

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

19. Land Tax Act 1936

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

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**
- Lot 51 and 52 (86-88) Morphett Road - South Australian Jockey Club Incorporated (SAJC) are proposing to rezone approximately 1.5 hectares of land at 86–88 Morphett Rd Glengowrie, from the Recreation Zone to the Urban Neighbourhood Zone. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone 1800752664.
- Code Amendment**
- Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.
- Code Amendment**
- Southern Suburbs Residential Policy – Marion Council is seeking to rezone land across Darlington, Hallett Cove, Marino, O'Halloran Hill, Seacliff Park, Seacombe Heights, Seaview Downs, Sheidow Park and Trott Park (the Affected Area), to provide a consistent policy approach to sloping land that facilitates opportunity for subdivision and redevelopment where appropriate. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.
- Code Amendment**
- Centre Zone Adjustment - Marion Council seeks to align the most appropriate zone and policy to each affected site and existing land use, to enable/support more efficient and effective future planning outcomes. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.
- Code Amendment**
- Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of

some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit https://plan.sa.gov.au/have_your_say/ or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).

Code Amendment

Morphettville/Glengowrie Horse Related Activities - Marion Council is proposing to amend the planning policy relating to land located adjacent the Morphettville Racecourse on the southern side of Bray Street in Morphettville and the western side of Morphett Road in Glengowrie. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.

Code Amendment

Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.

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

DEW has no record of any condition affecting this title

DEW has no record of any notice affecting this title

36. Other charges

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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



Product
Date/Time
Customer Reference
Order ID

Check Search
09/10/2024 03:12PM
20241009007805

Certificate of Title

Title Reference: CT 6297/95
Status: CURRENT
Edition: 1

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title



Product
Date/Time
Customer Reference
Order ID

Historical Search
09/10/2024 03:12PM
20241009007805

Certificate of Title

Title Reference: CT 6297/95
Status: CURRENT
Parent Title(s): CT 5690/835
Dealing(s) Creating Title: RTU 14231970
Title Issued: 12/03/2024
Edition: 1

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
28/02/2024	04/03/2024	14227008	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION (ACN: 007 457 141)



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
09/10/2024 03:12PM
20241009007805

Certificate of Title

Title Reference CT 6297/95
Status CURRENT
Easement NO
Owner Number 7130014*
Address for Notices UNIT 1, 451 KENSINGTON RD ROSSLYN PARK, SA 5072
Area 278m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

OAK CONSULTANTS PTY. LTD. (ACN: 666 514 889)
OF UNIT 1 451 KENSINGTON ROAD ROSSLYN PARK SA 5072

Description of Land

ALLOTMENT 742 DEPOSITED PLAN 133455
IN THE AREA NAMED WARRADALE
HUNDRED OF NOARLUNGA

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	14227008	WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1025241219	CURRENT	2C WOODFIELD AVENUE, WARRADALE, SA 5046

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
09/10/2024 03:12PM
20241009007805

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1025241219
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/2024
Property Location	2C WOODFIELD AVENUE, WARRADALE, SA 5046
Local Government	MARION
Owner Names	OAK CONSULTANTS PTY. LTD.
Owner Number	7130014*
Address for Notices	UNIT 1, 451 KENSINGTON RD ROSSLYN PARK, SA 5072
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1119 - Unfinished Residential
Description	UNF HG
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D133455 ALLOTMENT 742	CT 6297/95

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$400,000	\$475,000			

Building Details

Valuation Number	1025241219
Building Style	Not Available
Year Built	2024
Building Condition	Not Available



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
09/10/2024 03:12PM
20241009007805

Wall Construction Not Available

Roof Construction Not Available

Equivalent Main Area 0 sqm

Number of Main Rooms Not Available

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

City of Marion



Annexure to Form 1 – Vendor's Statement



LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Certificate No: **105887** Date: **10/10/2024**
Receipt No:
Reference No: Fax No:

PO Box 21, Oaklands Park
South Australia 5046

245 Sturt Road, Sturt
South Australia 5047

T (08) 8375 6600

F (08) 8375 6699

E council@marion.sa.gov.au

Schreiber Conveyancing Pty Ltd
PO Box 893
SALISBURY SA 5108

CERTIFICATE

Section 187 of the Local Government Act

Assessment Number: **592402**
Valuer General No.: **1025241219**
Property Description: **Lot: 742 DP: 133455 CT: 6297/095**
Property Address: **2C Woodfield Avenue WARRADALE 5046**
Owner: **Oak Consultants Pty Ltd**

Additional Information:

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

Rates/Natural Resources Levy:	Total
Rates for the current year (includes Regional Landscape Levy)	\$1,237.12
Overdue/Arrears	\$0.00
Interest	\$0.00
Adjustments	-\$0.02
Legal Fees	\$0.00
Less Payments Received	-\$310.10
Less Capping Rebate (if applicable)	\$0.00
Less Council Rebate	\$0.00
Debtor: Monies outstanding (which are a charge on the land) in addition to Rates due	
Total Outstanding	\$927.00

Please be advised: The first instalment is due **2st September 2024** with four quarterly instalments falling due on 02/09/2024, 02/12/2024, 03/03/2025 and 02/06/2025. Fines will be added to any current amount not paid by the due date (at the rate prescribed in the Local Government Act 1999).

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

BPAY Details for Council Rates:

Bill Code: 9613

Reference Number: Assessment Number as above



CERTIFICATE

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

Schreiber Conveyancing Pty Ltd
PO Box 893
SALISBURY SA 5108

Assessment No: 592402
 Certificate of Title: Lot: 742 DP: 133455 CT: 6297/095
 Property Address: 2C Woodfield Avenue WARRADALE 5046
 Owner: Oak Consultants Pty Ltd

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

Development Act 1993 (repealed)		
section 42—	Condition (that continues to apply) of a development authorisation?	Nil
section 50(1)—	Requirement to vest land in a council or the Crown to be held as open space	Nil
section 50(2)—	Agreement to vest land in a council or the Crown to be held as open space	Nil
section 55—	Order to remove or perform work	Nil
section 56—	Notice to complete development	Nil
section 57—	Land management agreement	Nil
section 69—	Emergency order	Nil
section 71—	Fire safety notice	Nil
section 84—	Enforcement notice	Nil
section 85(6), 85(10) or 106—	Enforcement order	Nil
Part 11 Division 2—	Proceedings	Nil
Planning, Development and Infrastructure Act 2016		
Part 5 – Planning and Design Code	Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Click the link to check if a Code Amendment applies: Code Amendment Map Viewer (geohub.sa.gov.au)
	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	See attached PlanSA Data Extract
	Is there a State heritage place on the land or is the land situated in a State heritage area?	
	Is the land designated as a local heritage place?	
	Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?	
section 127—	Condition (that continues to apply) of a development authorisation	
section 192 or 193—	Land management agreement	
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 198(1)—Requirement to vest land in a council or the Crown to be held as open space	Nil
section 198(2)—Agreement to vest land in a council or the Crown to be held as open space	Nil
Part 16 Division 1—Proceedings	Nil
section 213—Enforcement notice	Nil
section 214(6), 214(10) or 222—Enforcement order	Nil
<i>Repealed Act conditions</i>	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	Nil
<i>Fire and Emergency Services Act 2005</i>	
section 105F (or section 56 or 83 (repealed)—Notice to take action to prevent outbreak or spread of fire	Nil
<i>Food Act 2001</i>	
section 44—Improvement notice	Nil
section 46—Prohibition order	Nil
<i>Housing Improvement Act 1940</i> (repealed)	
section 23—Declaration that house is undesirable or unfit for human habitation	Nil
<i>Local Government Act 1934</i> (repealed)	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<i>Local Government Act 1999</i>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<i>Local Nuisance and Litter Control Act 2016</i>	
section 30—Nuisance or litter abatement notice	Nil
<i>Land Acquisition Act 1969</i>	
section 10—Notice of intention to acquire	Nil
<i>Public and Environmental Health Act 1987</i> (repealed)	
Part 3—Notice	Nil
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval</i>	Nil
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)</i>	Nil
<i>South Australian Public Health Act 2011</i>	
section 92—Notice	Nil
<i>South Australian Public Health (Wastewater) Regulations 2013 Part 4—Condition (that continues to apply) of an approval</i>	Nil
Particulars of building indemnity insurance	Unknown

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 repealed Development Act 1993 or the Planning, Development and Infrastructure Act 2016)?

No

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



Note—

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

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

It should be noted that—

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

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

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

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

Sign:

A handwritten signature in blue ink that reads "K Parker".

Date: 10/10/2024



Data Extract for Section 7 search purposes

Valuation ID 1025241219

Data Extract Date: 10/10/2024

Parcel ID: D133455 A742

Certificate Title: CT6297/95

Property Address: 2C WOODFIELD AV WARRADALE SA 5046

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 45 metres)

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

Affordable Housing

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

Building Near Airfields

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

Hazards (Flooding - General)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

NO

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.

Application ID: 23014742

Development Description: Three single storey row dwellings in a terrace arrangement

Site Address: 94 DUNROBIN RD WARRADALE SA 5046

Development Authorisation: Planning Consent

Date of authorisation: 31 July 2023

Name of relevant authority that granted authorisation: City of Marion

Condition 1

The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2

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 3

Landscaping shall be planted and maintained in accordance with the plans and details forming part of the development authorisation.

Condition 4

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 5

Prior to the use and/or occupation of the structure(s), all stormwater from buildings and paved areas shall be disposed of in accordance with the approved plans and details.

Condition 6

Any form of development on the property boundary (such as mortar joints on any face brickwork, blueboard material or similar, render etc) shall be finished in a professional manner and to the same standard as the remainder of the subject dwelling.

Condition 7

All car parking areas, driveways and vehicle manoeuvring areas must be constructed in accordance with the approved plans and recognised engineering practices prior to the occupation of the premises or the use of the development herein approved and maintained in a good condition at all times.

Development Authorisation: Building Consent - Stage 1,2,3

Date of authorisation: 4 October 2023

Name of relevant authority that granted authorisation: CLA Building Consultants Pty Ltd

Condition 1

Any Building Product or Building System used as part of this project and relevant to this approval must be fully compliant with the National Construction Code and any relevant Australian Standard. All products and materials used shall be fully compliant with the relevant Australian Standards

Condition 2

The use of non-conforming building products or materials or the use of a building materials or products that are not fit-for purpose shall not be used on any building or structure that is relevant to this Building Approval.

Condition 3

There is to be a branded, 0.2mm thick, medium impact-resistant polyethylene film with resistance to puncturing and moisture penetration must be placed beneath the slab so that the bottom surface of the slab is entirely underlaid and must extend under internal and edge beams to finish at ground level in accordance with part 4.2.8 of ABCB Housing Provisions Standard 2022, and the requirements AS 2870.

Condition 4

The door to a fully enclosed sanitary compartment must either open outwards, slide or be readily removable from the outside of the compartment (unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of ABCB Housing Provisions Standard 2022, Building Code of Australia, between the closet pan within the sanitary compartment and the doorway)

Condition 5

Condensation management shall be implemented in accordance with the National Construction Code 2019, Part 3.8.7, including Pliable building membrane (3.8.7.2), Flow rate and discharge of exhaust (3.8.7.3) and Ventilation of roof spaces (3.8.7.4).(To Comply with the National Construction Code 2019, Performance Requirements - Condensation and water vapour management P2.4.7).

Condition 6

Roof storm water from the building including any overflow from a rainwater tank must be piped to the street water table or site drainage easement in accordance with the requirements of AS/NZS3500.3.2 or AS/NZS3500.5 and in such a manner that none of the following conditions shall occur: a) The water enters or lies against the building, or... b) The water unduly affects the stability of the building or any other building on the same site, or... c) The water unduly creates any unhealthy or dangerous conditions on the site, or... d)

The water discharges into any drain leading to a sewerage system or to a common effluent drainage system, or... e) That the water does not flow or discharge onto land of an adjoining Owner except with the prior written consent of that Owner. Reason: To ensure adequate drainage and prevent water damage.

Condition 7

The box gutter, rainhead and overflow shall be constructed in accordance with AS/NZS 3500.3 – Stormwater drainage. The hydraulic capacity of the overflow device shall be not less than the design flow of the associated gutter outlet.

Condition 8

This consent is issued on the basis that no building work contract for the building work had been entered into at the time of lodgement of the application for building rules consent. The owner of land on which domestic building work is to be performed must ensure that a copy of a certificate of insurance in relation to that work is lodged with the relevant authority on or before the giving of notice of the intended commencement of the

building work under Regulation 36. Domestic building work must not commence unless or until a copy of a certificate of insurance in relation to that work has been lodged.

Condition 9

Smoke alarms must be installed in the building in accordance with Part 9.5.2 and 9.5.4 of the ABCB Housing Provisions Standard 2022, and the requirements of Australian Standard 3786. Smoke alarms must be connected to consumer mains power, where power is supplied to the building, and must be interconnected where there is more than one alarm provided within the building so that when one alarm activates, the other alarm(s) automatically activate(s). Reason: To provide occupants with detection of smoke complying with 'ABCB Housing Provisions Standard 2022 - Part 9.5 "Smoke Alarms and evacuation lighting"'. This satisfies the Performance Requirement H3P2 of NCC 2022 Volume Two – Building Code of Australia.

Condition 10

Footings shall be founded into natural soil and not fill material. Reason: To ensure structural adequacy.

Condition 11

A mechanical exhaust fan shall be installed into the sanitary facility and/or laundry in accordance with the ABCB Housing Provisions Standard 2022 (BCA) Volume 2, Part 10.6.2 Ventilation Requirements. (To comply with the National Construction Code 2022 Volume 2, Performance Requirement H4D7)

Associated Building Indemnity Insurance

Building Work: Single Storey Dwelling (Dwelling-1)

Name(s) of person(s) insured: OAK CONSULTANTS PTY LTD

Name of Insurer: QBE Insurance (Australia) Ltd

Insurance date of issue: 06/03/2024

Name of builder: IMMENSE BUILDERS PTY LTD

Builder's licence number: BLD326865

Building Work: Single Storey Dwelling (Dwelling-2)

Name(s) of person(s) insured: OAK CONSULTANTS PTY LTD

Name of Insurer: QBE Insurance (Australia) Ltd

Insurance date of issue: 06/03/2024

Name of builder: IMMENSE BUILDERS PTY LTD

Builder's licence number: BLD326865

Building Work: Single Storey Dwelling (Dwelling-3)

Name(s) of person(s) insured: OAK CONSULTANTS PTY LTD

Name of Insurer: QBE Insurance (Australia) Ltd

Insurance date of issue: 06/03/2024

Name of builder: IMMENSE BUILDERS PTY LTD

Builder's licence number: BLD326865

Development Authorisation: Development Approval: Planning Consent and Building Consent - Stage 1,2,3

Date of authorisation: 10 October 2023

Name of relevant authority that granted authorisation: City of Marion

Land Management Agreement (LMA)

No

Certificate of Emergency Services Levy Payable



Annexure to Form 1 – Vendor's Statement



ABN 19 040 349 865

Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

The details shown are current as at the date of issue.

PIR Reference No: 2612925

DATE OF ISSUE

10/10/2024

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

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

7130014*

OWNERSHIP NAME

OAK CONSULTANTS PTY. LTD.

PROPERTY DESCRIPTION

2C WOODFIELD AV / WARRADALE SA 5046 / AL742 D133455

ASSESSMENT NUMBER

1025241219

TITLE REF.

(A "+" indicates multiple titles)

CT 6297/95

CAPITAL VALUE

\$475,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2024-2025

FIXED CHARGE

\$ 50.00

+ VARIABLE CHARGE

\$ 178.95

- REMISSION

\$ 110.20

- CONCESSION

\$ 0.00

+ ARREARS / - PAYMENTS

\$ -118.75

= AMOUNT PAYABLE

\$ 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

08/01/2025



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

Email: revsupport@sa.gov.au

Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

Certificate of Land Tax Payable



Annexure to Form 1 – Vendor's Statement

**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: 2612925

DATE OF ISSUE

10/10/2024

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

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

OAK CONSULTANTS PTY. LTD.

FINANCIAL YEAR

2024-2025

PROPERTY DESCRIPTION

2C WOODFIELD AV / WARRADALE SA 5046 / AL742 D133455

ASSESSMENT NUMBER

1025241219

TITLE REF.

(A "+" indicates multiple titles)

CT 6297/95

TAXABLE SITE VALUE

\$400,000.00

AREA

0.0278 HA

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

CURRENT TAX	\$	170.00	SINGLE HOLDING	\$	0.00
- DEDUCTIONS	\$	0.00			
+ ARREARS	\$	0.00			
- PAYMENTS	\$	0.00			
= AMOUNT PAYABLE	\$	170.00			

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**08/01/2025****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****OWNERSHIP NUMBER**

7130014*

OWNERSHIP NAME

OAK CONSULTANTS PTY. LTD.

AGENT NUMBER

100031714

ASSESSMENT NUMBER

1025241219

AGENT NAME

THE TRUSTEE FOR SHAW CONVEYANCING TRUST SCHRE

AMOUNT PAYABLE

\$170.00

PAYABLE ON OR BEFORE

08/01/2025

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<0551145483>

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+444+

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

Visit: www.revenuesa.sa.gov.au

Email: revsupport@sa.gov.au

Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

Certificate of Water and Sewer Charges & Encumbrance Information



Annexure to Form 1 – Vendor's Statement



Account Number 10 25241 21 9	L.T.O Reference CT629795	Date of issue 10/10/2024	Agent No. 350	Receipt No. 2612925
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SCHREIBER CONVEYANCING
37 JOHN ST
SALISBURY SA 5108
admin@schreiberconveyancing.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: OAK CONSULTANTS PTY. LTD.

Location: 2C WOODFIELD AV WARRADALE LT742 D133455

Description: UNF HG **Capital Value:** \$ 475 000

Rating: Residential

Periodic charges

Raised in current years to 30/9/2024

			\$
	Arrears as at: 30/6/2024	:	0.00
Water main available:	1/4/2024	Water rates	78.60
Sewer main available:	1/4/2024	Sewer rates	86.95
		Water use	0.00
		SA Govt concession	0.00
		Recycled Water Use	0.00
		Service Rent	0.00
		Recycled Service Rent	0.00
		Other charges	0.00
		Goods and Services Tax	0.00
		Amount paid	165.55CR
		Balance outstanding	0.00

Degree of concession: 00.00%

Recovery action taken: FULLY PAID

Next quarterly charges: Water supply: 78.60 Sewer: 86.95 Bill: 30/10/2024

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

The last Water Use Year ended on 22/04/2024.

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

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



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/>



South Australian Water Corporation

Name:

OAK CONSULTANTS PTY. LTD.

Water & Sewer Account

Acct. No.: **10 25241 21 9**

Amount: _____

Address:

2C WOODFIELD AV WARRADALE LT742
D133455

Payment Options

EFT**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1025241219



Bill code: 8888
Ref: 1025241219

Telephone and Internet Banking — BPAY®

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

**Paying online**

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

**Paying by phone**

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.
SA Water account number: 1025241219



Government of
South Australia

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

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

Smoke Detector



Annexure to Form 1 – Vendor's Statement



Home fire safety fact sheet

Smoke Alarms

General Information

Legislative Requirements

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

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

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

Penalties apply for non-compliance.

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

Why Do You Need A Smoke Alarm?

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

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

Home fire safety fact sheet

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

Home Fire Escape Plan

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

Types Of Smoke Alarms

Ionisation Smoke Alarms

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

Photo-Electric Smoke Alarms

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

Best Protection

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

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

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

Interconnectable Alarms

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

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

“Class 1 and 2 buildings” means:

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

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

Home fire safety fact sheet

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

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

Quality Assurance

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

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



Fire Detection Systems

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

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

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

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

Smoke Alarms For Impaired Persons

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

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

Power Supply Options

Hard wired - 240 volt power supply with battery backup.

Battery Operated - Replaceable battery with low power warning signal.

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

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

Home fire safety fact sheet

Installation

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

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

Maintenance Of Smoke Alarms

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

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

Changing The Battery

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

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

Change Your Clock; Change Your Smoke Alarm Batteries.

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

Testing Smoke Alarms

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

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

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

Cleaning Smoke Alarms

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

Test the alarm after cleaning.

Home fire safety fact sheet

Replacing Smoke Alarms – Life Expectancy

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

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

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

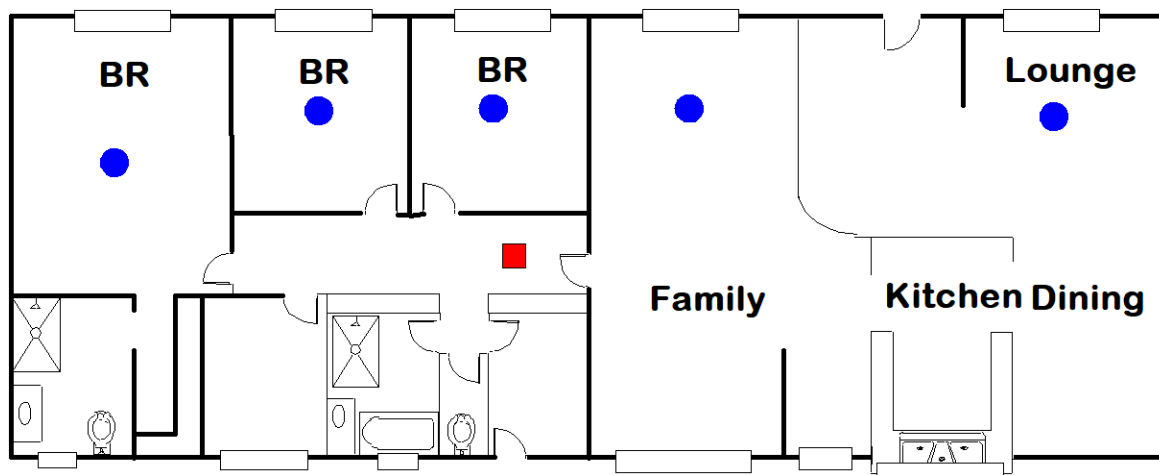
<http://www.epa.sa.gov.au/> and search 'smoke alarms'.

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

Location Of Smoke Alarms

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

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



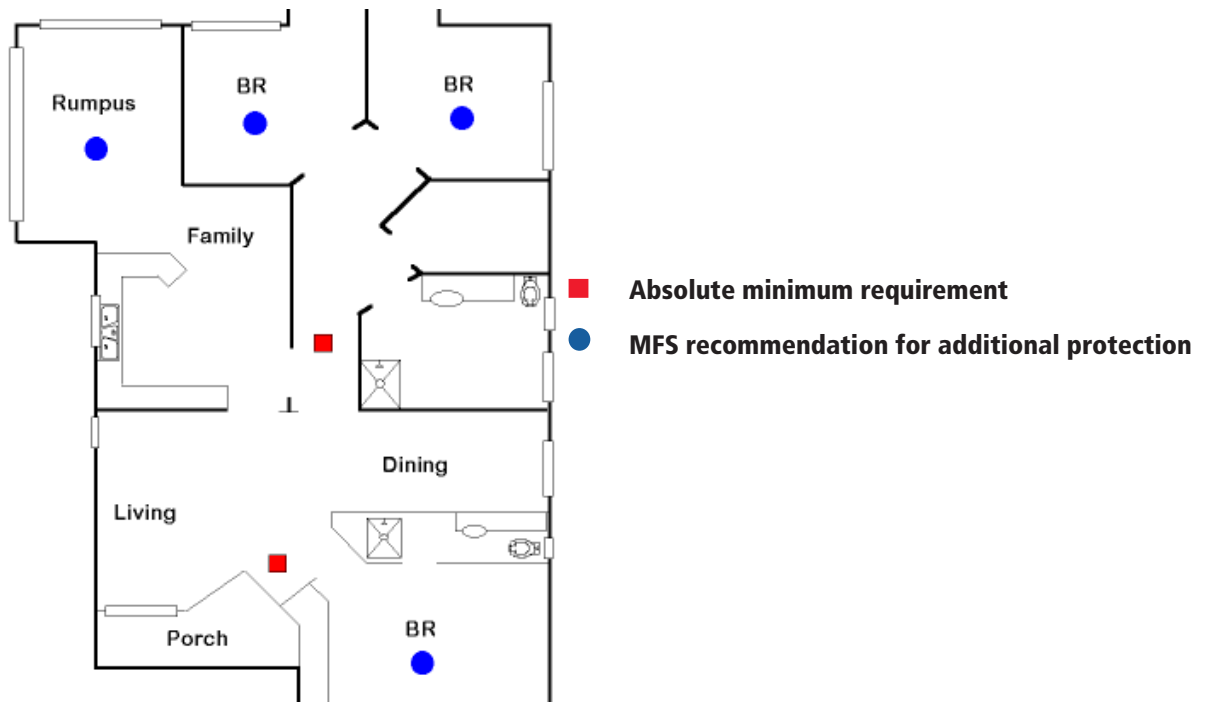
- Absolute minimum requirement
- MFS recommendation for additional protection

Home fire safety fact sheet

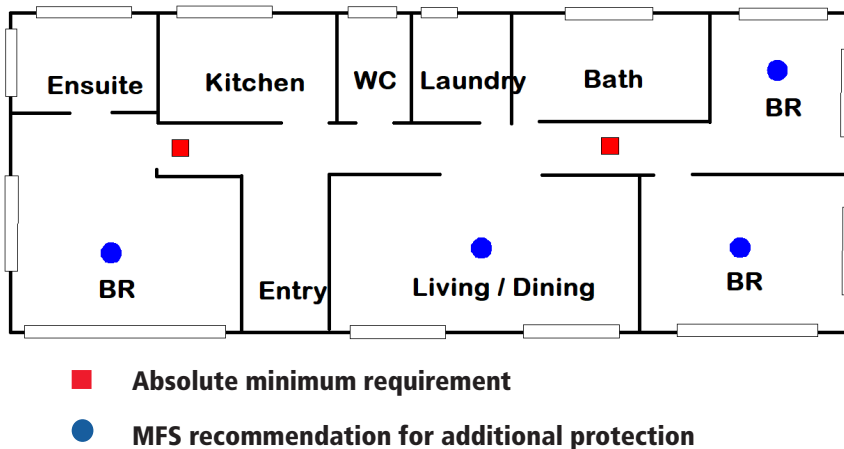
If there is no passageway but the bedrooms are accessed directly from the living area, install the alarm outside each bedroom 900mm from the doorway.

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

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



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

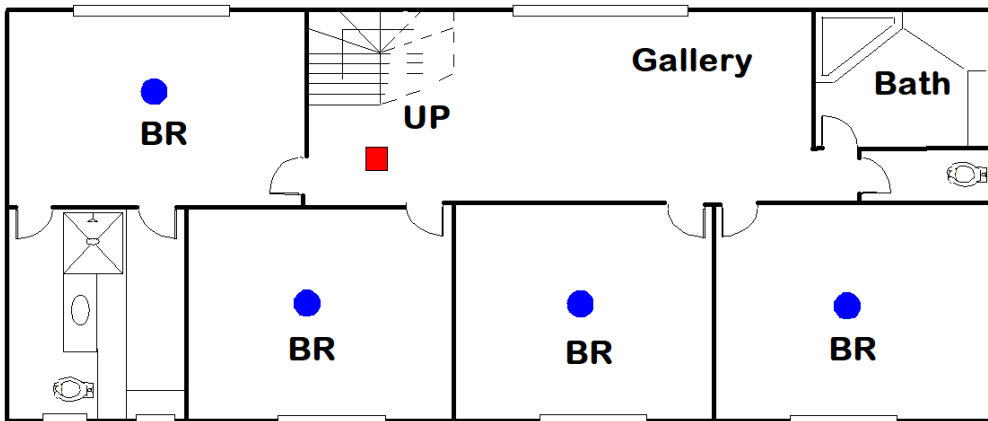


Home fire safety fact sheet

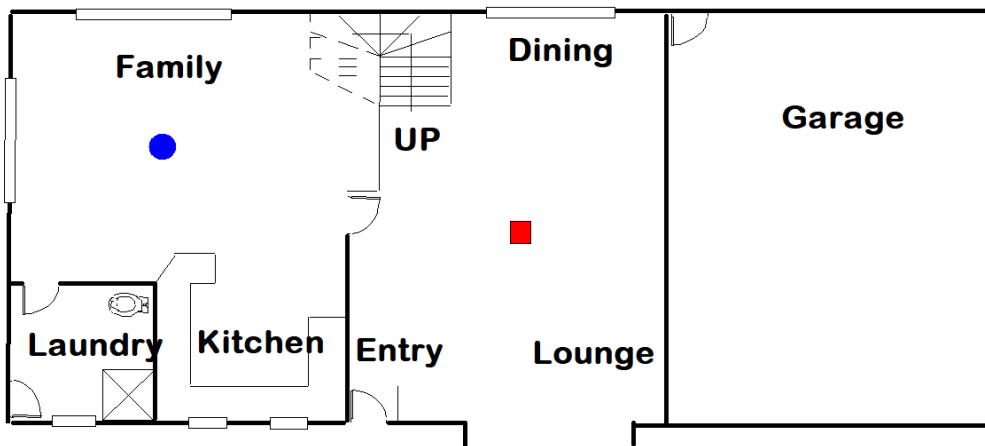
In passageways, the installation point should be at the end closest to the living area and certainly before the first bedroom is reached so that when the alarm sounds, there will be sufficient time to allow evacuation by normal exit routes e.g. doors.

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

Upper level:



Lower level:



- Absolute minimum requirement
- MFS recommendation for additional protection

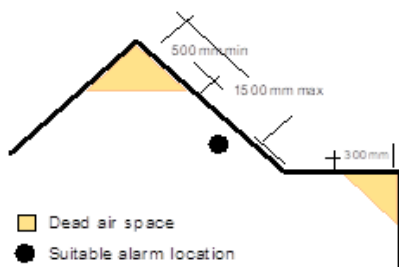
Home fire safety fact sheet

Dead Air Spaces

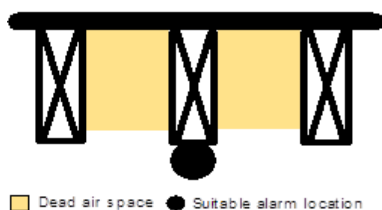
Corners between walls, between a wall and ceiling and at the apex of a sloping ceiling contain dead air space which smoke may not readily penetrate.

Alarms placed in these spaces may not activate.

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



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



Note: The MFS does not recommend side wall installation.

Always Ensure That Smoke Alarms:

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

Ducted Air Conditioning Systems

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

SAPPA Parcel Report



Annexure to Form 1 – Vendor's Statement

SAPPA Parcel Report

Date Created: October 9, 2024

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



Address Details

Scale ≈ 1:139 (on A4 page)

Unit Number:

Street Number: 2C

10 metres≈

Street Name: WOODFIELD

Street Type: AV

Suburb: WARRADALE

Postcode: 5046

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

Property Details:

Council: CITY OF MARION

The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

State Electorate: ELDER (2014), GIBSON (2018), GIBSON (2022)

Federal Electorate: BOOTHBY (2013), BOOTHBY (2016), BOOTHBY (2019)

This report and its contents are (c) copyright Government of South Australia.

Hundred: NOARLUNGA

Valuation Number: 1025241219

Title Reference: CT6297/95

Plan No. Parcel No.: D133455A742

Zoning details next page



Government of South Australia
Attorney-General's Department

Zone Details

Zones

General Neighbourhood (Z2102) - GN

Overlays

Airport Building Heights (Regulated) (O0303) - All structures over 45 metres

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

Affordable Housing (O0306)

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

Building Near Airfields (O0601)

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

Hazards (Flooding - General) (O2414)

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

Prescribed Wells Area (O4804)

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

Regulated and Significant Tree (O5404)

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

Stormwater Management (O5710)

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

Urban Tree Canopy (O6302)

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

Land checker



Annexure to Form 1 – Vendor's Statement

PROPERTY REPORT

2c Woodfield Avenue, Warradale Sa 5046

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 742 D133455

ORIENTATION

Unavailable

LOCAL GOVERNMENT (COUNCIL)

Marion

FRONTAGE

Unavailable

LEGAL DESCRIPTION

D133455AL742

COUNCIL PROPERTY NUMBER

Unavailable

LAND SIZE

273m² Approx

PropTrack Property Data

House

 3  2  1

SALE HISTORY

\$0	21/06/2024
	23/04/2024
\$485,000	31/01/2014
\$330,000	16/08/2006

State Electorates

LEGISLATIVE COUNCIL

SOUTHERN ADELAIDE

LEGISLATIVE ASSEMBLY

GIBSON

Schools

CLOSEST PRIVATE SCHOOLS

Christ the King School (413 m)
McAuley Community School (1241 m)
St Teresa's School (1618 m)

CLOSEST PRIMARY SCHOOLS

Warradale Primary School (676 m)

CLOSEST SECONDARY SCHOOLS

Brighton Secondary School (1357 m)

Council Information - Marion

PHONE

8375 6600 (MARION)

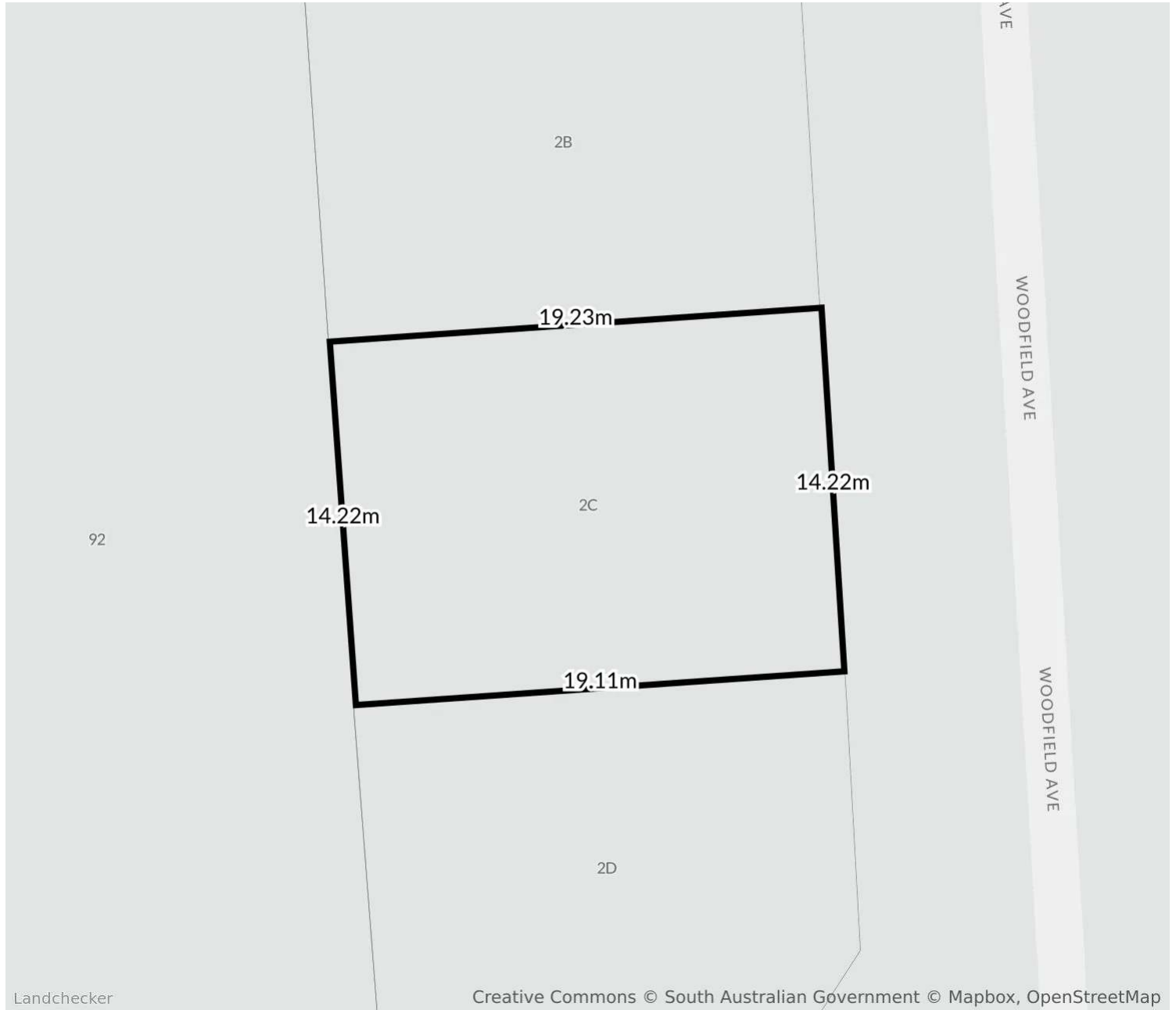
EMAIL

council@marion.sa.gov.au

WEBSITE

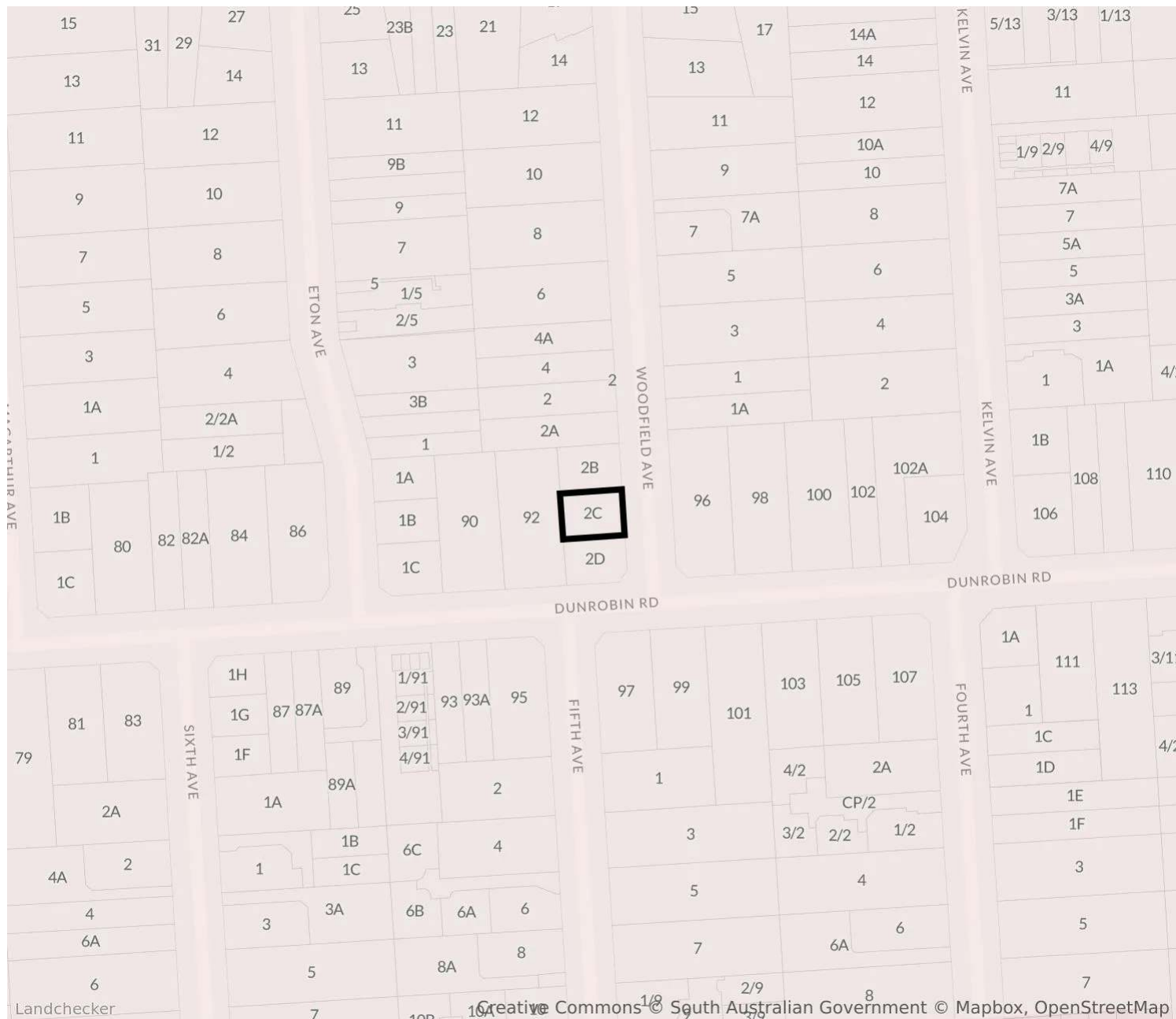
<https://www.marion.sa.gov.au/>

SITE DIMENSIONS



ZONES

2c Woodfield Avenue, Warradale Sa 5046



GN - General Neighbourhood

Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

General Neighbourhood Zone

For confirmation and detailed advice about this planning zone, please contact MARION council on 8375 6600.

Other nearby planning zones

HDN - Housing Diversity Neighbourhood

OVERLAYS ON THE PROPERTY

2c Woodfield Avenue, Warradale Sa 5046



Affordable Housing

Affordable housing is integrated with residential and mixed use development.

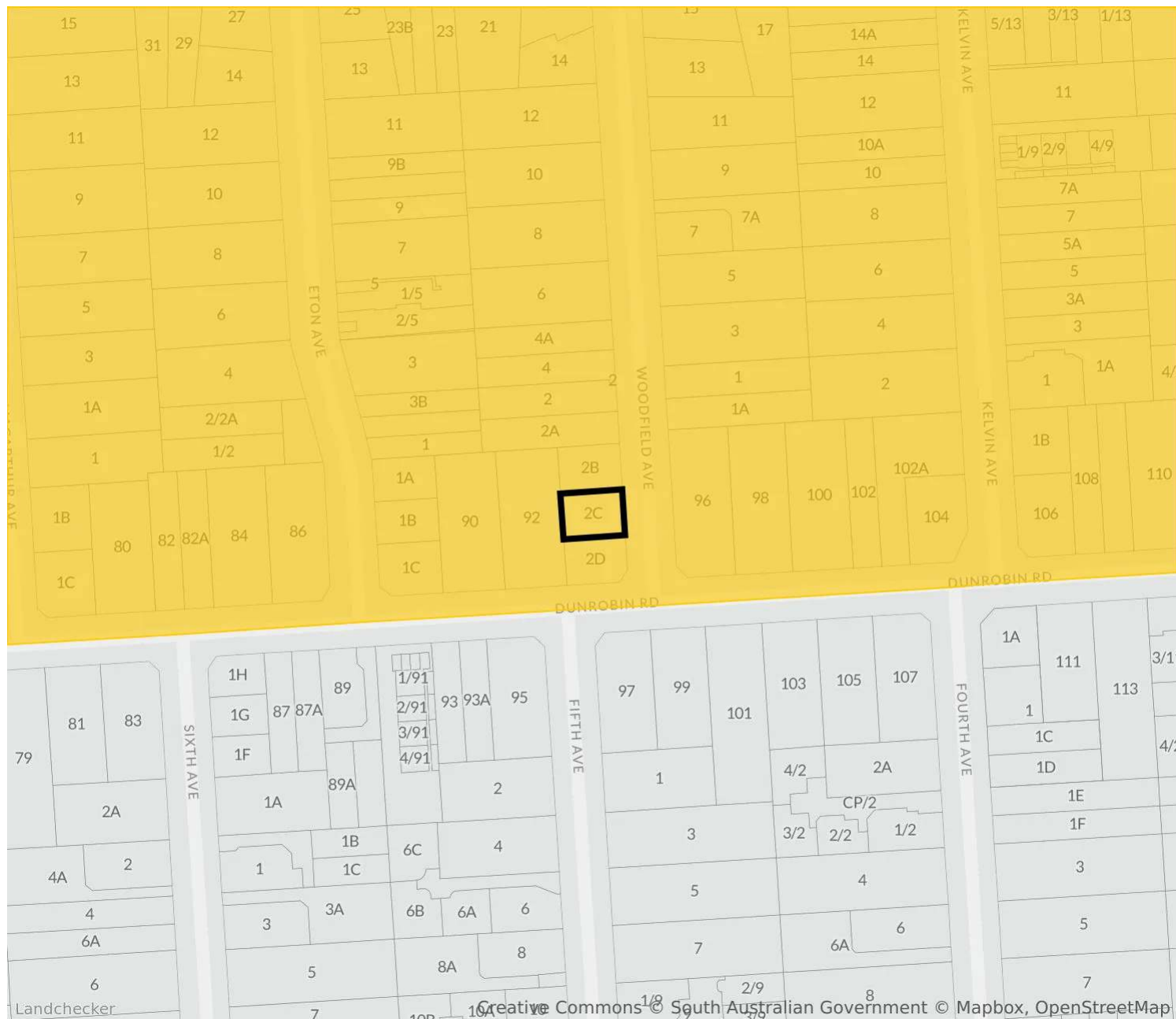
Affordable housing caters for a variety of household structures.

[Affordable Housing Overlay](#)

For confirmation and detailed advice about this planning overlay, please contact MARION council on 8375 6600.

OVERLAYS ON THE PROPERTY

2c Woodfield Avenue, Warradale Sa 5046



Airport Building Heights Regulated

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

Airport Building Heights (Regulated) Overlay

For confirmation and detailed advice about this planning overlay, please contact MARION council on 8375 6600.

OVERLAYS ON THE PROPERTY

2c Woodfield Avenue, Warradale Sa 5046



Building Near Airfields

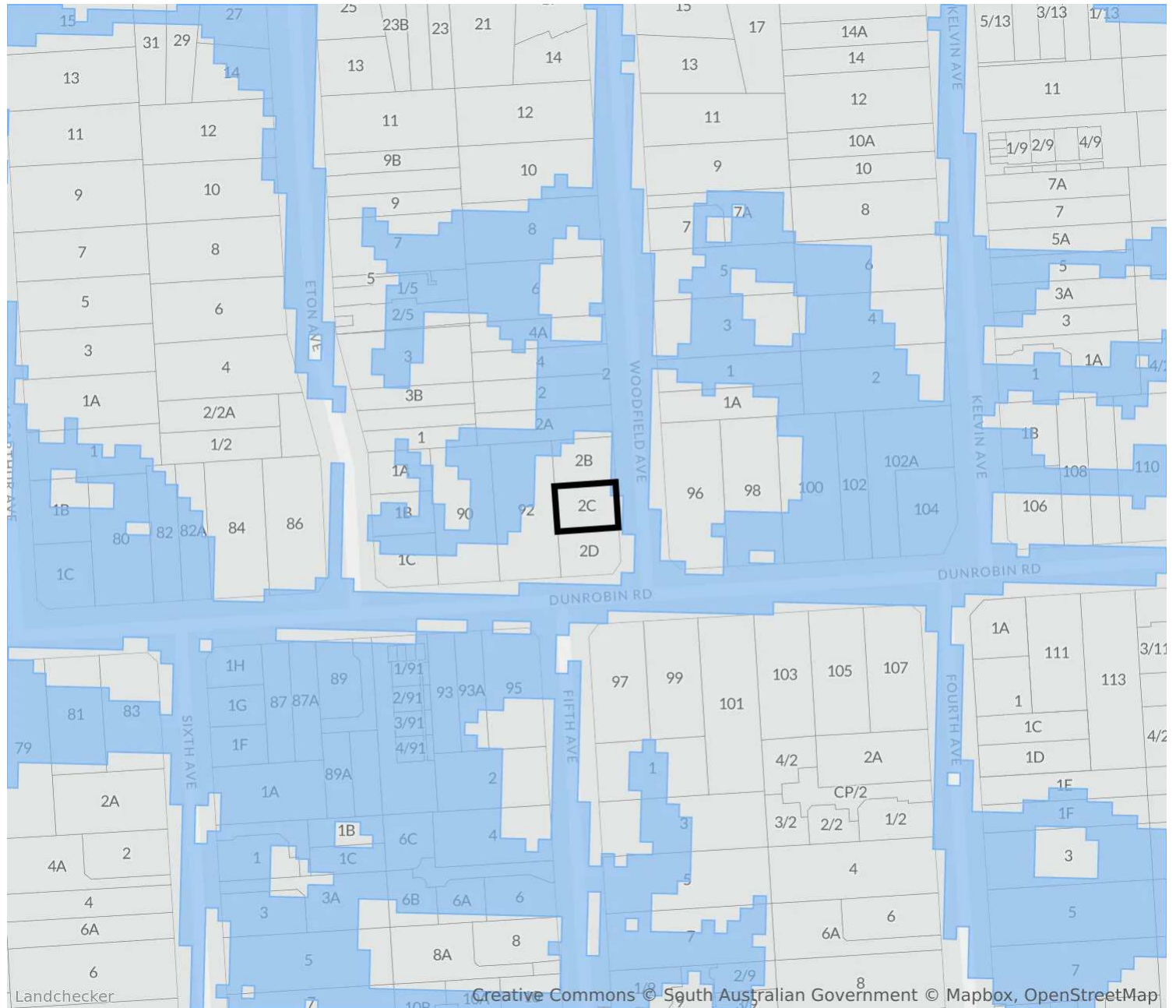
Maintain the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife.

Building Near Airfields Overlay

For confirmation and detailed advice about this planning overlay, please contact MARION council on 8375 6600.

OVERLAYS ON THE PROPERTY

2c Woodfield Avenue, Warradale Sa 5046



Hazards Flooding General

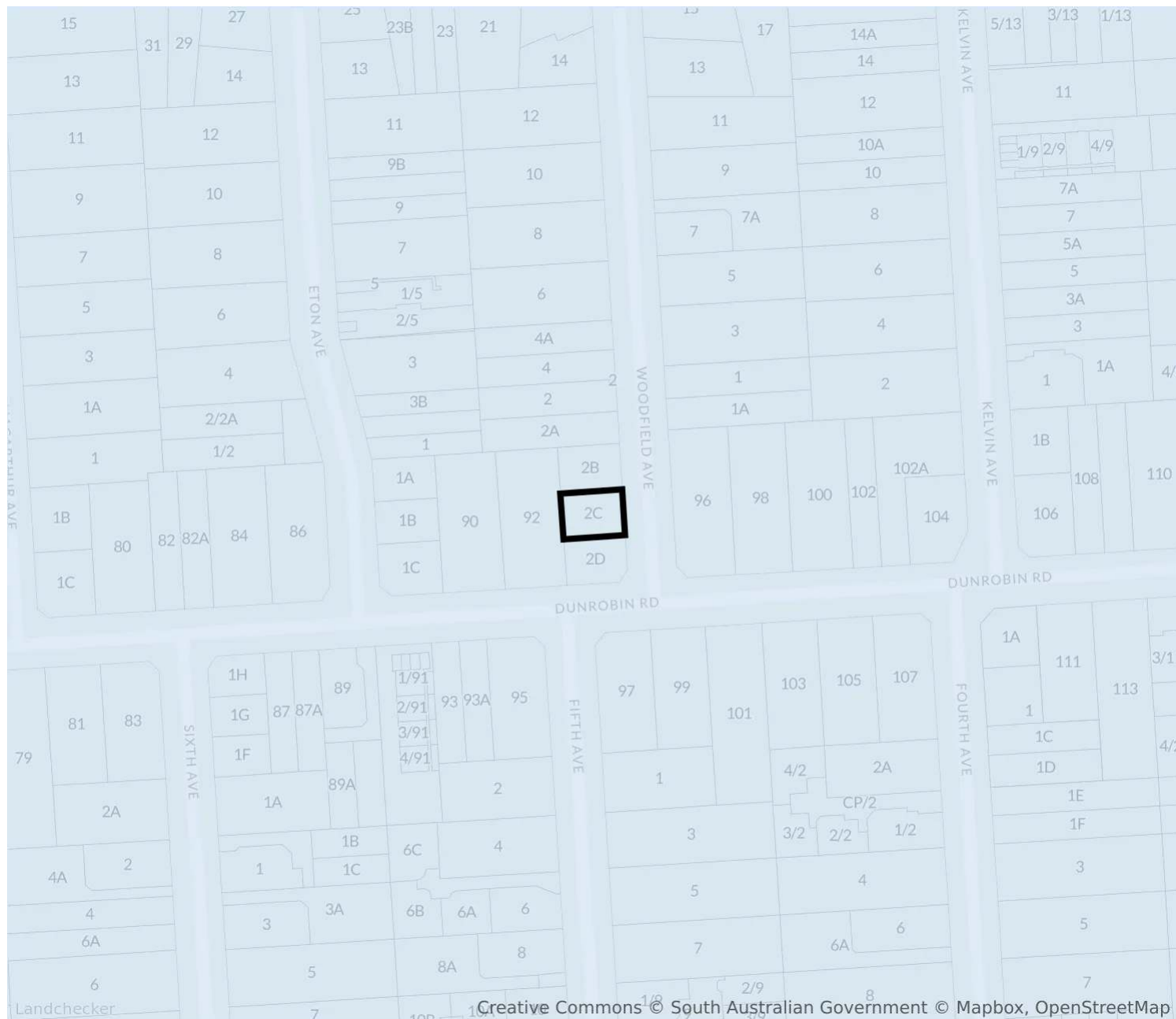
Impacts on people, property, infrastructure and the environment from general flood risk are minimised through the appropriate siting and design of development.

Hazards (Flooding – General) Overlay

For confirmation and detailed advice about this planning overlay, please contact MARION council on 8375 6600.

OVERLAYS ON THE PROPERTY

2c Woodfield Avenue, Warradale Sa 5046



Prescribed Wells Area

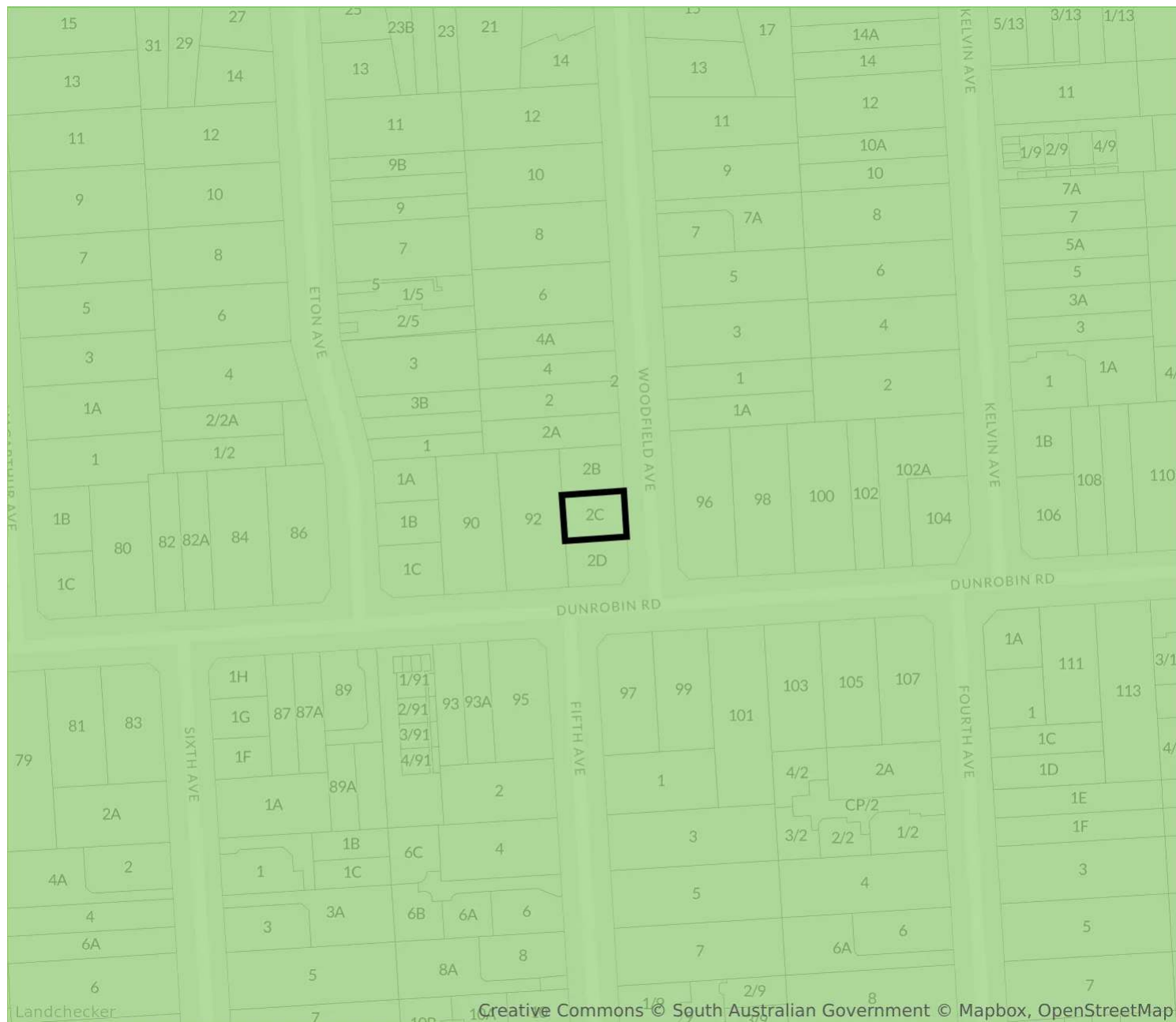
Sustainable water use in prescribed wells areas.

Prescribed Wells Area Overlay

For confirmation and detailed advice about this planning overlay, please contact MARION council on 8375 6600.

OVERLAYS ON THE PROPERTY

2c Woodfield Avenue, Warradale Sa 5046



Regulated And Significant Tree

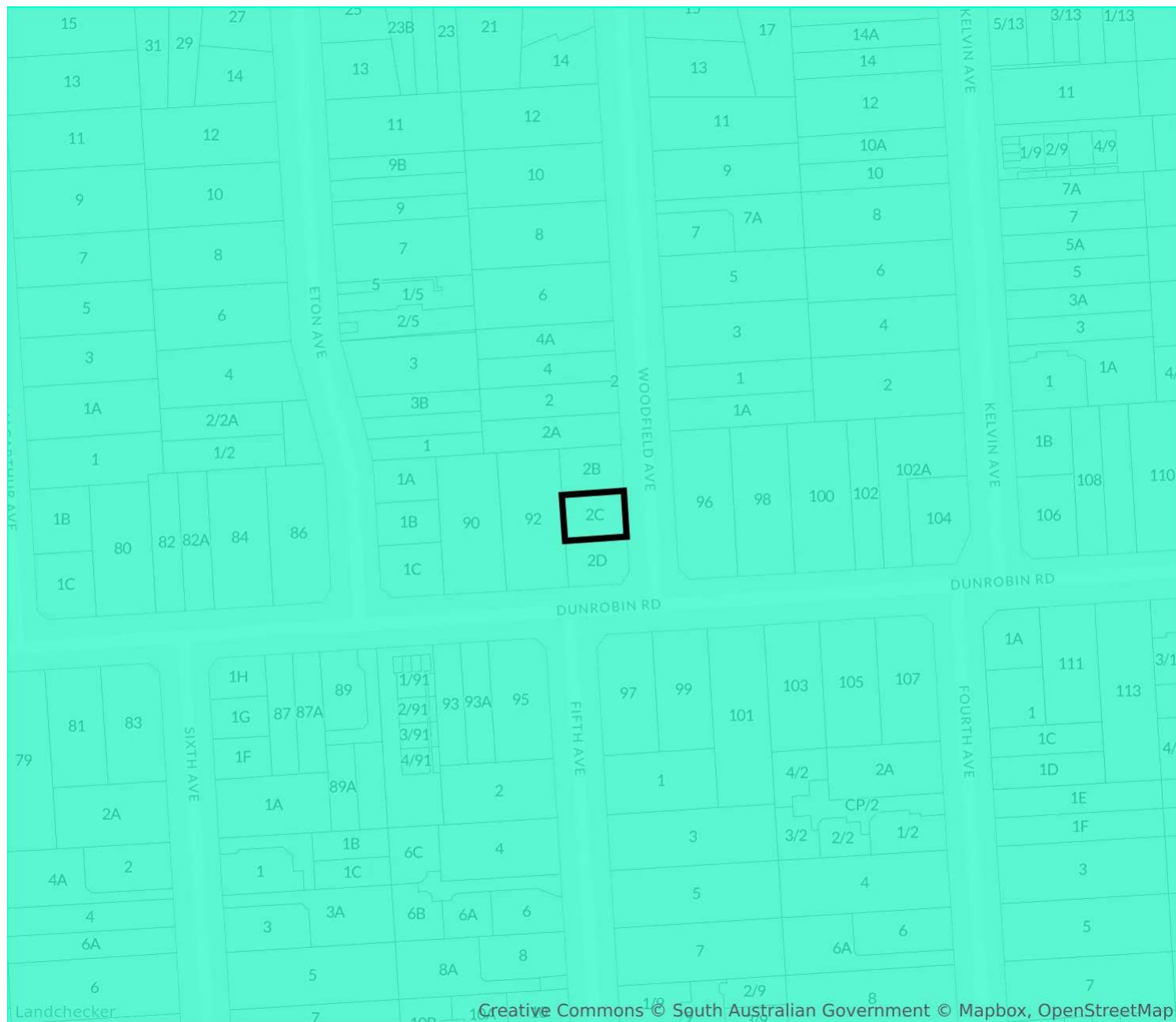
Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

Regulated And Significant Tree Overlay

For confirmation and detailed advice about this planning overlay, please contact MARION council on 8375 6600.

OVERLAYS ON THE PROPERTY

2c Woodfield Avenue, Warradale Sa 5046



Stormwater Management

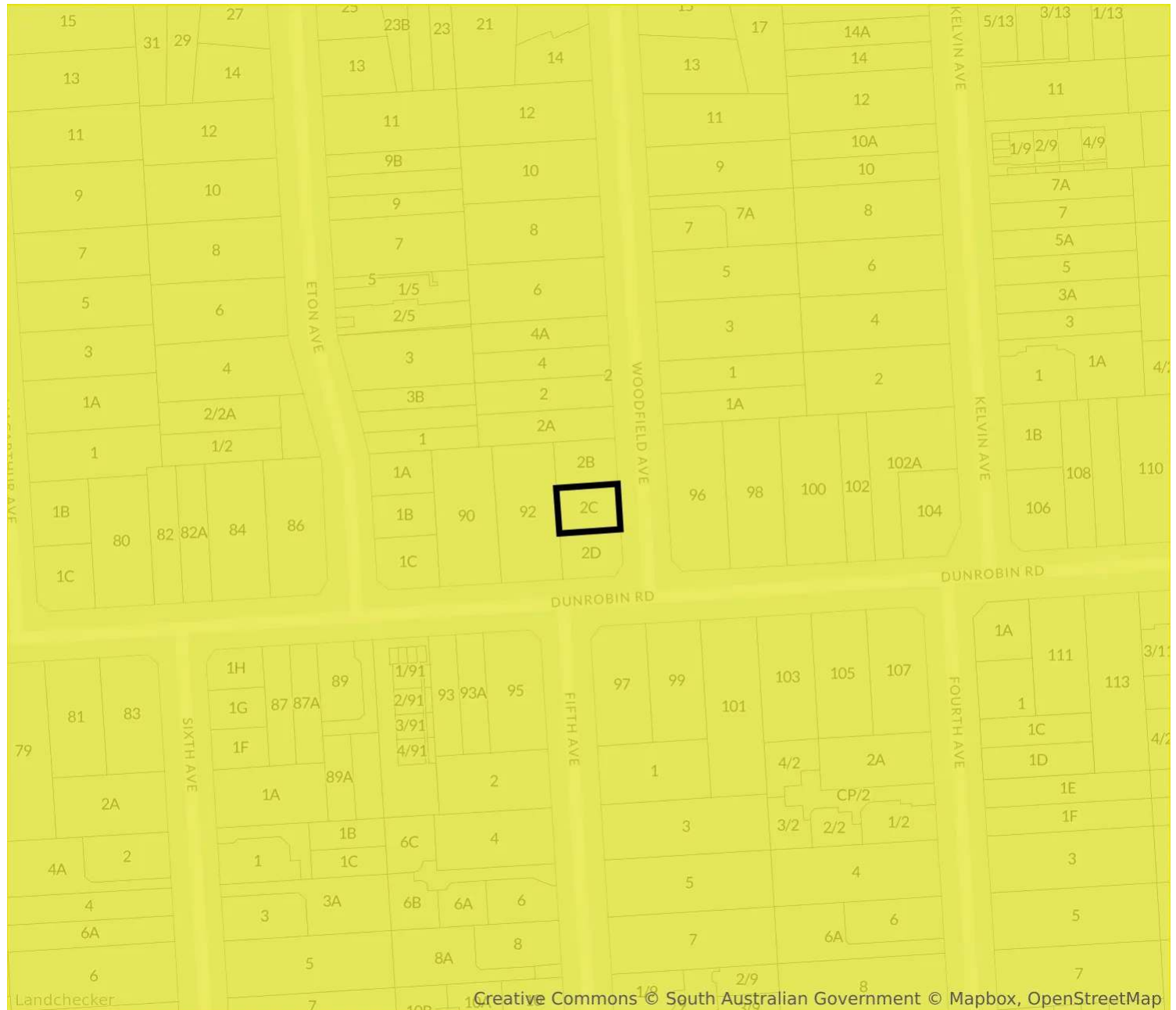
Development incorporates water sensitive urban design techniques to capture and re-use stormwater.

Stormwater Management Overlay

For confirmation and detailed advice about this planning overlay, please contact MARION council on 8375 6600.

OVERLAYS ON THE PROPERTY

2c Woodfield Avenue, Warradale Sa 5046



Urban Tree Canopy

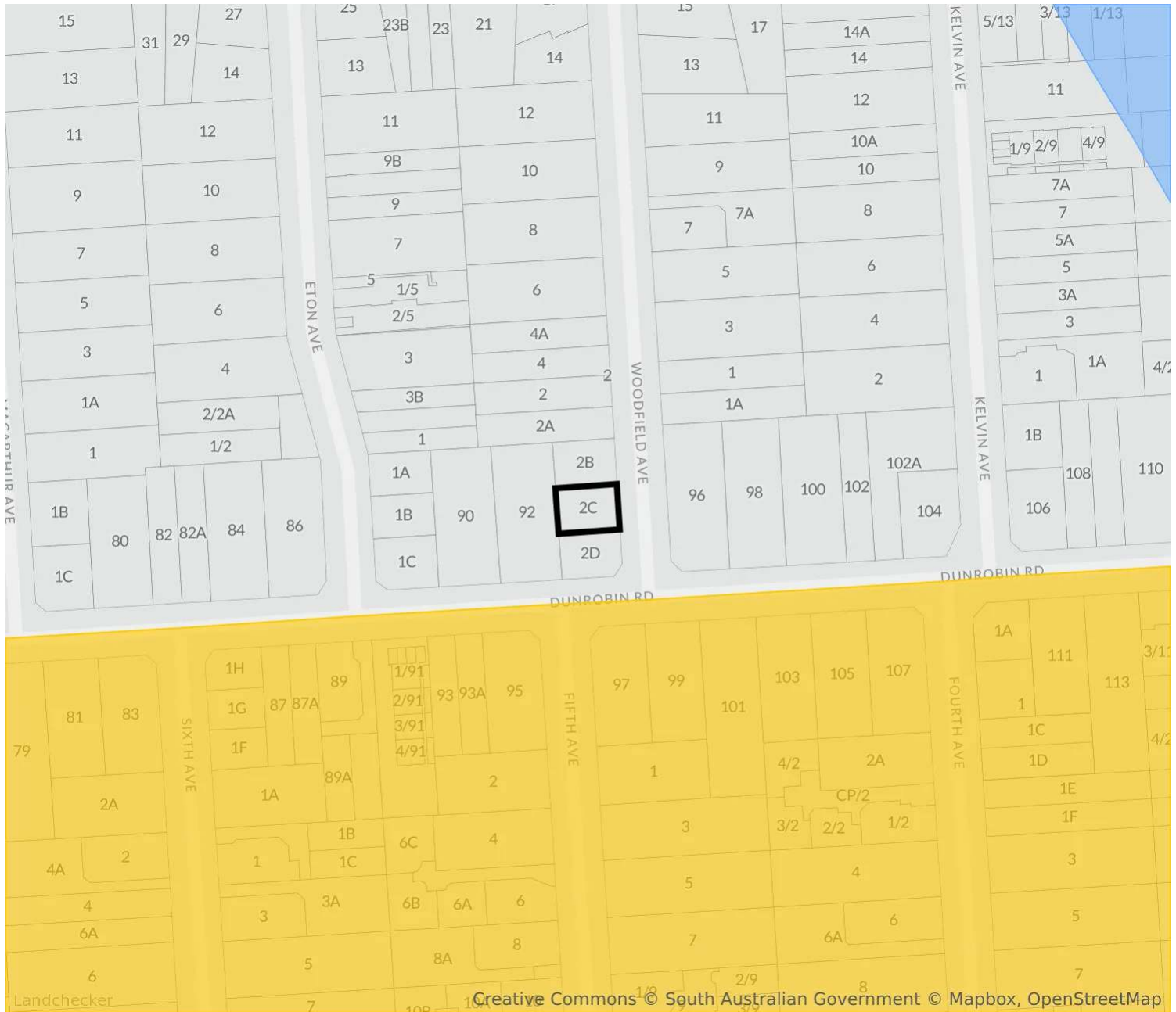
Residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Urban Tree Canopy Overlay

For confirmation and detailed advice about this planning overlay, please contact MARION council on 8375 6600.

NEARBY OVERLAYS

2c Woodfield Avenue, Warradale Sa 5046



- AIRPORT BUILDING HEIGHTS REGULATED
- HAZARDS FLOODING
- TRAFFIC GENERATING DEVELOPMENT

For confirmation and detailed advice about this planning overlay, please contact MARION council on 8375 6600.

PLANNING PERMIT HISTORY

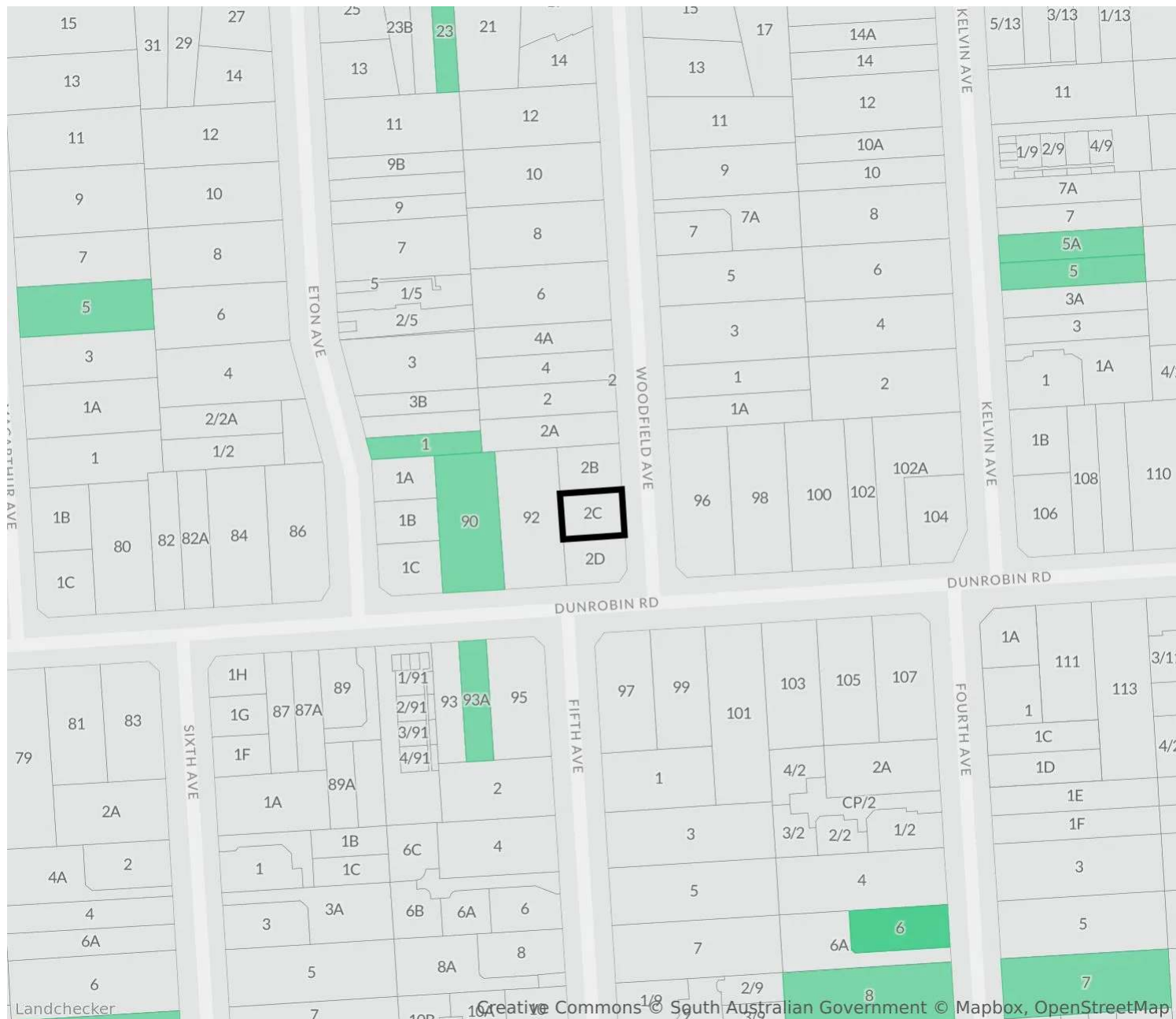
2c Woodfield Avenue, Warradale Sa 5046



No planning permit data available for this property.

NEARBY PLANNING PERMITS

2c Woodfield Avenue, Warradale Sa 5046



Status	Code	Date	Address	Description
APPROVED	21031558	29/03/2022	<u>116 Dunrobin Rd, Warradale</u>	Four, 2-storey detached dwellings in a terrace arrangement with associated car parking and landscaping
APPROVED	22000854	24/01/2022	<u>13 Goods Cr, Hove</u>	Outbuilding in rear yard
APPROVED	21025883	12/12/2021	<u>8 Fourth Av, Warradale</u>	Single storey detached dwelling and outbuilding
APPROVED	21038362	25/11/2021	<u>5A Kelvin Av, Warradale</u>	Swimming pool and safety fence
APPROVED	21023931	27/10/2021	<u>8 Sixth Av, Warradale</u>	Shed
APPROVED	21032831	18/10/2021	<u>7 Fourth Av, Warradale</u>	Verandah to rear of dwelling.
APPROVED	21018919	15/07/2021	<u>116A Dunrobin Rd, Warradale</u>	Two-storey detached dwelling
APPROVED	21003178	15/04/2021	<u>10 Macarthur Av, Hove</u>	Dwelling additions and alterations
APPROVED	21001868	16/03/2021	<u>93A Dunrobin Rd, Warradale</u>	Single Storey Dwelling

Status	Code	Date	Address	Description
APPROVED	70648	16/03/2021	<u>10 Fourth Avenue, Warradale</u>	Land Division 1:2 TT
APPROVED	21020493	11/03/2021	<u>Lot 761, 6 Fourth Avenue, Warradale</u>	Single storey detached dwelling, double garage, alfresco and porch
APPROVED	21010637	15/02/2021	<u>90 Dunrobin Rd, Warradale</u>	Single storey dwelling additions and alterations, deck, verandah and carport
APPROVED	21039545	19/01/2021	<u>5 Macarthur Av, Warradale</u>	Demolition Of Existing Dwelling And Construction Of Single Storey Detached Dwelling
APPROVED	21030860	12/11/2020	<u>4 Seventh Av, Hove</u>	Two storey detached dwelling with associated garage and verandah at the rear (Residential Code)
APPROVED	69343	28/10/2020	<u>6 Fourth Avenue, Warradale</u>	1 into 2 torrens division
APPROVED	63835	12/08/2019	<u>5 Kelvin Avenue, Warradale</u>	Division of land into 2 new Torrens Title allotments and dwellings
APPROVED	63275	04/04/2019	<u>116 Dunrobin Road, Warradale</u>	Division of land into 3 new Torrens Title allots. Retain existing dwelling. Now 1 into 2 allots.
APPROVED	56405	23/10/2018	<u>1 Eton Avenue, Warradale</u>	TORRENS DIVISION WITH PARTY WALLS and dwellings
APPROVED	56831	08/02/2017	<u>8 Third Avenue, Warradale</u>	Torrens Title 'Res Code' 1 into 2 Land Division
APPROVED	55411	12/09/2016	<u>23 Egmont Ave, Warradale</u>	Division of land to create three new Torrens title allotments
APPROVED	52567	27/04/2016	<u>3 Jeffrey Avenue, Warradale</u>	1 into 2 "Residential Code" Torrens division in accordance with Schedule 4 of Dev Regs 2008
APPROVED	52259	24/02/2016	<u>2 Third Avenue, Warradale</u>	Community Division to create 3 residential lots
APPROVED	47941	18/08/2014	<u>10 Fifth Avenue, Warradale</u>	1 into 3 Community Title Land Division. All existing structures to be removed.
APPROVED	46209	17/02/2014	<u>Lot 108 Dunrobin Road, Warradale</u>	Community Division
APPROVED	34096	28/06/2010	<u>10 Kelvin Avenue, Warradale</u>	Land Division
APPROVED	34546	17/06/2010	<u>106 Dunrobin Road, Warradale</u>	Torrens Division 1 into 2
APPROVED	27886	10/09/2008	<u>8 Fifth Avenue, Warradale</u>	Community division
APPROVED	24130	14/12/2007	<u>4 Sixth Avenue, Warradale</u>	Torrens Division 1 into 2
APPROVED	22837	21/08/2007	<u>6 Fifth Avenue, Warradale</u>	Community Land Division
APPROVED	19782	29/05/2007	<u>5 Third Avenue, Warradale</u>	Residential 1 into 3 community lots.
APPROVED	14752	07/10/2005	<u>87 Dunrobin Road, Warradale</u>	Land Division

For confirmation and detailed advice about this planning permits, please contact MARION council on 8375 6600.

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