



# THE SOUTH AUSTRALIAN GOVERNMENT GAZETTE

PUBLISHED BY AUTHORITY

ADELAIDE, THURSDAY, 7 AUGUST 2025

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All instruments appearing in this gazette are to be considered official, and obeyed as such

## GOVERNOR'S INSTRUMENTS

### APPOINTMENTS, RESIGNATIONS AND GENERAL MATTERS

Department of the Premier and Cabinet  
Adelaide, 7 August 2025

Her Excellency the Governor in Executive Council has been pleased to appoint the undermentioned to the South Eastern Water Conservation and Drainage Board, pursuant to the provisions of the South Eastern Water Conservation and Drainage Act 1992:

Member: from 7 August 2025 until 6 August 2029

Jane Frances Fetherstonhaugh

Deputy Presiding Member: from 7 August 2025 until 6 August 2029

Jane Frances Fetherstonhaugh

By command,

ANDREA MICHAELS, MP  
For Premier

CABS25/00020

Department of the Premier and Cabinet  
Adelaide, 7 August 2025

Her Excellency the Governor in Executive Council has been pleased to appoint the Honourable Nicholas David Champion, MP as Acting Minister for Emergency Services and Correctional Services, Acting Minister for Autism and Acting Minister for Recreation, Sport and Racing from 13 August 2025 until 18 August 2025 inclusive, during the absence of the Honourable Emily Sarah Bourke, MLC.

By command,

ANDREA MICHAELS, MP  
For Premier

DPC25/029CS

Department of the Premier and Cabinet  
Adelaide, 7 August 2025

Her Excellency the Governor in Executive Council has been pleased to appoint the Honourable Joseph Karl Szakacs, MP as Acting Minister for Education, Training and Skills from 9 August 2025 until 15 August 2025 inclusive, during the absence of the Honourable Blair Ingram Boyer, MP.

By command,

ANDREA MICHAELS, MP  
For Premier

DPC25/029CS

## PROCLAMATIONS

South Australia

# **Law of Property (Declaration of Bodies) Proclamation 2025**

under section 41A of the *Law of Property Act 1936*

## **1—Short title**

This proclamation may be cited as the *Law of Property (Declaration of Bodies) Proclamation 2025*.

## **2—Commencement**

This proclamation comes into operation on the day on which it is made.

## **3—Declaration of bodies**

The bodies set out in Schedule 1 are declared to be bodies for the purposes of section 41A(1)(a)(iii) of the *Law of Property Act 1936*.

## **Schedule 1—Declared bodies**

Environmental Land Services (Aust) Pty Ltd (ACN 132 441 608)

LouWater Pty Ltd (ACN 687 273 043)

## **Made by the Governor**

with the advice and consent of the Executive Council  
on 7 August 2025

## REGULATIONS

South Australia

# Hydroponics Industry Control Regulations 2025

under the *Hydroponics Industry Control Act 2009*

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## Contents

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## Schedule 1—Repeal of *Hydroponics Industry Control Regulations 2010*

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### 1—Short title

These regulations may be cited as the *Hydroponics Industry Control Regulations 2025*.

### 2—Commencement

These regulations come into operation on the day on which they are made.

### 3—Interpretation

- (1) In these regulations—

*Act* means the *Hydroponics Industry Control Act 2009*;

*prescribed duties*—see regulation 8;

*prescribed record keeping location*—see regulation 11;

*simple cannabis offence* has the same meaning as in section 45A of the *Controlled Substances Act 1984*;

*simple possession offence* has the same meaning as in the *Controlled Substances Act 1984*.

- (2) For the purposes of these regulations, a reference to the **residential address** of a person will be taken not to include a reference to an address consisting of a post office box.

### 4—Code of conduct

- (1) The Minister may, from time to time, by notice in the Gazette, publish or adopt a code of practice to be followed by licence holders in relation to the sale of prescribed equipment by retail.

- (2) A licence holder must not contravene a code of practice published or adopted under this regulation.

Maximum penalty: \$2 500.

Expiation fee: \$210.

## 5—Prescribed equipment

For the purposes of the definition of *prescribed equipment* in section 3 of the Act, the following hydroponic equipment is declared to be prescribed equipment:

- (a) metal halide lights, high pressure sodium lights and mercury vapour lights of 400 watts or greater;
- (b) light-emitting diode (LED) lights of 100 watts or greater;
- (c) ballast boxes designed or intended for use in association with a light of a kind referred to in paragraph (a) or (b);
- (d) devices (including control gear, lamp mounts and reflectors) designed to amplify light or heat and capable of being used in association with a light of a kind referred to in paragraph (a) or (b);
- (e) carbon filters designed to filter air within a room, or from 1 area of a building to another or to outside;
- (f) units designed to contain plants and rotate around a light source so that the plants grow hydroponically while being exposed to a consistent degree of light or heat or both.

## 6—Carrying on business of selling prescribed equipment by retail

For the purposes of section 4(1)(b) of the Act, the amount of \$2 400 is prescribed.

## 7—Hydroponic equipment dealer's licence

- (1) For the purposes of section 11(2)(c) of the Act, each director of an applicant must be identified by the applicant providing to the Commissioner, in a manner and form determined by the Commissioner—
  - (a) the full name, residential address and date of birth of each director of the applicant; and
  - (b) any other information reasonably required by the Commissioner for the purpose of verifying the identity of each director of the applicant.
- (2) For the purposes of section 11(2)(d)(iii) of the Act, any other information reasonably required by the Commissioner for the purposes of determining the relevant application for a hydroponic equipment dealer's licence is prescribed.
- (3) For the purposes of section 11(4)(a)(i) and (b)(i) of the Act, the following offences are prescribed:
  - (a) an offence against the Act, or a law of the Commonwealth or another State or Territory corresponding to the Act;
  - (b) an offence (other than a simple possession offence or a simple cannabis offence) against Part 5 of the *Controlled Substances Act 1984*;

- (c) an offence (other than an offence corresponding to a simple possession offence or a simple cannabis offence) against a law of the Commonwealth or of another State or Territory corresponding to Part 5 of the *Controlled Substances Act 1984*;
- (d) an offence against section 17A, 17B or 17C of the *Controlled Substances Act 1984*;
- (e) an offence against a law of the Commonwealth or of another State or Territory corresponding to section 17A, 17B or 17C of the *Controlled Substances Act 1984*;
- (f) an offence against section 9B of the *Summary Offences Act 1953*;
- (g) conspiracy to commit, or an attempt to commit, an offence referred to in a preceding paragraph.

## 8—Prescribed duties

For the purposes of the Act, a person carries out ***prescribed duties*** in relation to the sale of prescribed equipment by retail if the person—

- (a) —
  - (i) sells, or takes any part in the sale of, prescribed equipment by retail pursuant to a hydroponic equipment dealer's licence; or
  - (ii) purchases or orders prescribed equipment for, or on behalf of, the holder of a hydroponic equipment dealer's licence; or
  - (iii) provides services of any kind in relation to the sale of prescribed equipment to a customer or potential customer of the holder of a hydroponic equipment dealer's licence,  
whether the licence holder is the person's employer or otherwise; or
- (b) being an employee of the holder of a hydroponic equipment dealer's licence, delivers prescribed equipment to, or for, or on behalf of, the licence holder.

## 9—Approval of hydroponics industry employees

- (1) For the purposes of section 17(2)(c)(ii) of the Act, any other information reasonably required by the Commissioner for the purposes of determining the relevant application for approval as a hydroponics industry employee is prescribed.
- (2) For the purposes of section 17(4)(a) of the Act, the following offences are prescribed:
  - (a) an offence against the Act, or a law of the Commonwealth or another State or Territory corresponding to the Act;
  - (b) an offence (other than a simple possession offence or a simple cannabis offence) against Part 5 of the *Controlled Substances Act 1984*;
  - (c) an offence (other than an offence corresponding to a simple possession offence or a simple cannabis offence) against a law of the Commonwealth or of another State or Territory corresponding to Part 5 of the *Controlled Substances Act 1984*;
  - (d) an offence against section 17A, 17B or 17C of the *Controlled Substances Act 1984*;
  - (e) an offence against a law of the Commonwealth or of another State or Territory corresponding to section 17A, 17B or 17C of the *Controlled Substances Act 1984*;
  - (f) an offence against section 9B of the *Summary Offences Act 1953*;

- (g) conspiracy to commit, or an attempt to commit, an offence referred to in a preceding paragraph.

## 10—Identification of purchasers

For the purposes of section 21 of the Act, a purchaser produces identification that complies with this regulation if the identification consists of—

- (a) 1 of the following kinds of identification:
  - (i) a current photographic driver's licence issued under the *Motor Vehicles Act 1959* or under a corresponding law of another State or a Territory;
  - (ii) a passport issued by the Commonwealth or under the law of another country, bearing a photograph of the person (being a current passport or a passport that has been expired for not more than 2 years);
  - (iii) a current photographic Proof of Age card issued by the Registrar of Motor Vehicles or by a corresponding public authority of the Commonwealth or another State or a Territory;
  - (iv) a current photographic firearms licence;
  - (v) a current photographic licence or photographic permit issued under a law of the Commonwealth or a State or Territory;
  - (vi) a photographic student identification card issued by an Australian educational institution; and
- (b) 2 of the following kinds of identification:
  - (i) a certified copy of, or extract from, a register of births kept under an Australian law, or under the law of the country in which the purchaser was born;
  - (ii) a document issued or addressed to the purchaser by the Commonwealth or a State or Territory;
  - (iii) a document showing the name and residential address of the purchaser issued by a public utility, a bank or credit union or a similar body;
  - (iv) an identification card in the purchaser's name issued by the person's employer;
  - (v) an identification card in the purchaser's name issued by a professional or trade association;
  - (vi) any other document determined by the Commissioner to be a document included in the ambit of this paragraph.

## 11—Prescribed record keeping location

- (1) For the purposes of these regulations, the *prescribed record keeping location* of a licence holder will be taken to be—
  - (a) in the case of a licence holder carrying on the business of selling prescribed equipment by retail at particular premises—those premises; or
  - (b) in any other case—the premises specified by the Commissioner by notice in writing given to the licence holder.

- (2) A licence holder must not change their prescribed record keeping location except with the written approval of the Commissioner (which must not be unreasonably withheld).

## 12—Records of prescribed transactions

- (1) For the purposes of section 23(1) of the Act, the following information is required:
- (a) the name, address and business name (if any) of the licence holder;
  - (b) the place at which the prescribed transaction occurred;
  - (c) the date and time of the prescribed transaction;
  - (d) a description of the prescribed equipment involved in the transaction (including, to avoid doubt, the quantity of prescribed equipment involved in the transaction);
  - (e) if the prescribed transaction was a sale of prescribed equipment—
    - (i) the full name, residential address and date of birth of the purchaser of the prescribed equipment; and
    - (ii) details of the identification produced by the purchaser for the purposes of compliance with section 21 of the Act; and
    - (iii) the name of the person to whom the purchaser produced the identification;
  - (f) if the prescribed transaction was a purchase of prescribed equipment—the name and address of the person from whom the prescribed equipment was purchased;
  - (g) the name of each approved person who takes part in the prescribed transaction.
- (2) A licence holder must keep the information required to be kept under section 23(1) of the Act—
- (a) at the licence holder's prescribed record keeping location; and
  - (b) for a period of not less than 7 years after the date on which the record is made.
- (3) The information required to be kept under section 23(1) of the Act may be kept in written or electronic form.
- (4) For the purposes of section 23(3) of the Act, the *prescribed particulars* in respect of a prescribed transaction is—
- (a) in the case of a prescribed transaction consisting of the purchase of prescribed equipment—the information referred to in subregulation (1)(c) and (f); or
  - (b) in any other case—the information referred to in subregulation (1)(a) to (e) (inclusive).
- (5) For the purposes of section 23(3) of the Act, the prescribed particulars in respect of a prescribed transaction must be transferred to the Commissioner in accordance with the following provisions:
- (a) the prescribed particulars must be transferred to the Commissioner within 72 hours of the prescribed transaction occurring;
  - (b) the prescribed particulars must be transferred to the Commissioner in a manner and form determined from time to time by the Commissioner by notice in the Gazette.



### 13—Staffing records

- (1) For the purposes of section 24 of the Act, a licence holder must make a record of the full name, date of birth and residential address of each person working in, or for the purposes of, the licence holder's business (whether or not the person is an approved person).
- (2) A licence holder must keep a record required to be kept under section 24 of the Act—
  - (a) at the licence holder's prescribed record keeping location; and
  - (b) for a period of not less than 7 years after the date on which the record is made.

### 14—Annual fees and returns

- (1) An applicant for the issue of a hydroponics equipment dealer's licence, or for approval as a hydroponics industry employee, must, at the time of application, pay to the Commissioner the annual fee prescribed for the purposes of the Act that would be payable if the application were granted.
- (2) If an application referred to in subregulation (1) is not granted by the Commissioner, the Commissioner must refund the annual fee paid under that subregulation to the applicant.
- (3) Each licence holder, and each approved person, must, in each year—
  - (a) pay to the Commissioner the annual fee prescribed for the purposes of the Act; and
  - (b) lodge with the Commissioner a return in the manner and form required by the Commissioner.
- (4) Each licence holder, and each approved person, must pay the annual fee and lodge the return on or before—
  - (a) the last day of the month in each year nominated in writing to the licence holder or person by the Commissioner; or
  - (b) if the Commissioner does not nominate a month—the last day of the month in each year that is the same month as the month in which the licence holder's licence was granted, or the person approved.
- (5) If a licence holder or approved person fails to pay the annual fee or lodge the return in accordance with this regulation, the Commissioner may, by notice in writing, require the licence holder or person to make good the default and, in addition, to pay to the Commissioner the amount prescribed for the purposes of the Act as a penalty for default.
- (6) If the licence holder or approved person fails to comply with a notice under subregulation (5) within 28 days after service of the notice, the licence holder's licence or the person's approval (as the case requires) is revoked.

## Schedule 1—Repeal of *Hydroponics Industry Control Regulations 2010*

The *Hydroponics Industry Control Regulations 2010* are repealed.

**Editorial note—**

As required by section 10AA(2) of the *Legislative Instruments Act 1978*, the Minister has certified that, in the Minister's opinion, it is necessary or appropriate that these regulations come into operation as set out in these regulations.

**Made by the Governor**

with the advice and consent of the Executive Council  
on 7 August 2025

No 80 of 2025

South Australia

# Gene Technology (Miscellaneous) Amendment Regulations 2025

under the *Gene Technology Act 2001*

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## Contents

### Part 1—Preliminary

- 1 Short title
- 2 Commencement

### Part 2—Amendment of *Gene Technology Regulations 2017*

- 3 Amendment of regulation 9—Prescribed authorities
  - 4 Amendment of Schedule 1A—Techniques that are not gene technology
  - 5 Amendment of Schedule 1—Organisms that are not genetically modified organisms
- 

## Part 1—Preliminary

### 1—Short title

These regulations may be cited as the *Gene Technology (Miscellaneous) Amendment Regulations 2025*.

### 2—Commencement

These regulations come into operation on the day on which they are made.

## Part 2—Amendment of *Gene Technology Regulations 2017*

### 3—Amendment of regulation 9—Prescribed authorities

- (1) Regulation 9(d)—delete paragraph (d) and substitute:
  - (d) that part of the Department known as the Australian Industrial Chemicals Introduction Scheme;
- (2) Regulation 9—after its present contents as amended by this regulation (now to be designated as subregulation (1)) insert:
  - (2) In this regulation—

***Department*** has the same meaning as in the Commonwealth Act.

### 4—Amendment of Schedule 1A—Techniques that are not gene technology

- (1) Schedule 1A, item 1—delete item 1 and substitute:
  - 1 Either of the following transfers, if the transfer does not involve genetically modified material:
    - (a) nuclear transfer;
    - (b) transfer of plastids or mitochondria.

(2) Schedule 1A, item 11—delete item 11 and substitute:

- 11 Introduction of nucleic acid or nucleic acid analogue into an organism, if—
- (a) the introduction of the nucleic acid or nucleic acid analogue does not result in an alteration of the organism's genome sequence; and
  - (b) the introduction of the nucleic acid or nucleic acid analogue cannot give rise to an infectious agent; and
  - (c) in the case of nucleic acid or nucleic acid analogue that is DNA—the DNA cannot be transcribed.

**5—Amendment of Schedule 1—Organisms that are not genetically modified organisms**

(1) Schedule 1, item 6—delete "An organism" and substitute:

A micro-organism

(2) Schedule 1, item 6(b)—delete "vector" and substitute:

exchanged

(3) Schedule 1, item 10—delete "no longer present" and substitute:

either no longer present or are epigenetic

**Editorial note—**

As required by section 10AA(2) of the *Legislative Instruments Act 1978*, the Minister has certified that, in the Minister's opinion, it is necessary or appropriate that these regulations come into operation as set out in these regulations.

**Made by the Governor**

with the advice and consent of the Executive Council  
on 7 August 2025

No 81 of 2025

South Australia

# Survey (Qualifications) Amendment Regulations 2025

under the *Survey Act 1992*

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## Contents

### Part 1—Preliminary

- 1 Short title
- 2 Commencement

### Part 2—Amendment of *Survey Regulations 2020*

- 3 Amendment of regulation 5—Qualifications
- 

## Part 1—Preliminary

### 1—Short title

These regulations may be cited as the *Survey (Qualifications) Amendment Regulations 2025*.

### 2—Commencement

These regulations come into operation on the day on which they are made.

## Part 2—Amendment of *Survey Regulations 2020*

### 3—Amendment of regulation 5—Qualifications

Regulation 5—after paragraph (d) insert:

- (da) a Bachelor of Geospatial Information Systems/Bachelor of Surveying from Flinders University; or

#### Editorial note—

As required by section 10AA(2) of the *Legislative Instruments Act 1978*, the Minister has certified that, in the Minister's opinion, it is necessary or appropriate that these regulations come into operation as set out in these regulations.

### Made by the Governor

with the advice and consent of the Executive Council  
on 7 August 2025

No 82 of 2025

South Australia

# Conveyancers Regulations 2025

under the *Conveyancers Act 1994*

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## Contents

1	Short title
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5	Annual fee and return
6	Notification of change in circumstances etc
7	Return of certificate of registration
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## Schedule 1—Repeal and transitional provision

### Part 1—Repeal of *Conveyancers Regulations 2010*

1	Repeal of regulations
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### Part 2—Transitional provision

2	Approved schemes
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## 1—Short title

These regulations may be cited as the *Conveyancers Regulations 2025*.

## 2—Commencement

These regulations come into operation on the day on which they are made.

### 3—Interpretation

In these regulations—

*Act* means the *Conveyancers Act 1994*;

*approved scheme* means the professional indemnity insurance scheme approved by the Commissioner for the purposes of these regulations;

*BSB number* (Bank State Branch number) means the number assigned to identify a particular branch of a particular ADI;

*professional indemnity insurance* means insurance against civil liability arising in connection with carrying on business as a conveyancer (whether the liability arises from an act or omission on the part of the insured conveyancer or some other person).

### 4—Fees—waiver, reduction and refund

The Commissioner may waive, reduce or refund a fee (or part of a fee) prescribed for the purposes of the Act if satisfied that it is appropriate to do so in a particular case.

### 5—Annual fee and return

- (1) For the purposes of section 8(2) of the Act, a registered conveyancer must pay the fee and lodge the return on or before—
  - (a) the last day of the month in each year nominated in writing to the conveyancer by the Commissioner; or
  - (b) if the Commissioner does not nominate a month—the last day of the month in each year that is the same month as the month in which the conveyancer's registration was granted.
- (2) A conveyancer must, on or before the date for lodging an annual return, provide the Commissioner with evidence to the Commissioner's satisfaction that the conveyancer—
  - (a) is, or will be, insured to the extent required by these regulations on that date; or
  - (b) will not, for the 12 month period following that date, be required under these regulations to be insured.

Maximum penalty: \$2 500.

### 6—Notification of change in circumstances etc

- (1) If there is any change in—
  - (a) the residential address of a registered conveyancer; or
  - (b) the business or trading name under which a registered conveyancer carries on business; or
  - (c) the address at which a registered conveyancer carries on business; or
  - (d) the address of the registered corporate office of a registered conveyancer that is a company,

the conveyancer must, within 14 days after that change, give written notice to the Commissioner of the new address or name (as the case may be).

Maximum penalty: \$2 500.

Expiation fee: \$160.

- (2) A registered conveyancer who is not required to be insured under the approved scheme must, before a change occurs in their circumstances that would require the conveyancer to be so insured during the course of the 12 month period following the date for lodging an annual return, provide the Commissioner with evidence to the Commissioner's satisfaction that the conveyancer will be insured to the extent required by these regulations for the balance of that 12 month period.  
Maximum penalty: \$2 500.
- (3) A registered conveyancer must, within 14 days after ceasing to carry on business as a conveyancer, give written notice to the Commissioner of that fact.  
Maximum penalty: \$2 500.  
Expiation fee: \$160.
- (4) A registered conveyancer must, within 14 days after entering into partnership to carry on business as a conveyancer or ceasing to be in such a partnership, give written notice to the Commissioner of that fact, together with the names of the members of the new or former partnership.  
Maximum penalty: \$2 500.  
Expiation fee: \$160.
- (5) If a person is appointed as a director of a company that is a registered conveyancer, the conveyancer must, within 14 days after the appointment—
- (a) notify the Commissioner in the manner and form approved by the Commissioner of the appointment of the new director; and
  - (b) provide the Commissioner with any information required by the Commissioner for the purposes of determining whether the new director meets the requirements for directors under section 7(2) of the Act.
- Maximum penalty: \$2 500.  
Expiation fee: \$160.

## **7—Return of certificate of registration**

- (1) If registration of a person as a conveyancer is surrendered, suspended or cancelled, the person must, at the direction of the Tribunal or the Commissioner, return the certificate of registration to the Commissioner.  
Maximum penalty: \$2 500.  
Expiation fee: \$160.
- (2) If, on an application under section 6 of the Act, a certificate of registration as a conveyancer has been issued to a person but the fee payable in respect of the application has not been paid (whether because of the dishonouring of a cheque or otherwise), the person must, at the direction of the Commissioner, return the certificate of registration to the Commissioner.  
Maximum penalty: \$2 500.  
Expiation fee: \$160.
- (3) The Commissioner may issue to a registered conveyancer a certificate of registration in replacement of a current certificate of registration if satisfied that—
- (a) the current certificate has been lost, destroyed or damaged; or
  - (b) any particulars appearing on the current certificate are incorrect.



- (4) If the Commissioner issues to a registered conveyancer a replacement certificate of registration, the conveyancer must, at the direction of the Commissioner, return the original (or previous duplicate) certificate of registration to the Commissioner.

Maximum penalty: \$2 500.

Expiation fee: \$160.

## 8—Approved professional indemnity insurance scheme

- (1) For the purposes of section 9(1) of the Act, the Commissioner may approve a scheme to provide professional indemnity insurance, to an extent provided by the scheme, for the benefit of conveyancers.
- (2) The approved scheme—
- (a) must provide for insurance indemnity under a master policy negotiated with the insurer or insurers participating in the scheme; and
  - (b) must provide for all persons carrying on business as a conveyancer, or a class or classes of conveyancers, as specified in the scheme, to obtain coverage under the scheme; and
  - (c) may provide for the determination and settlement of claims against conveyancers covered by the scheme; and
  - (d) may impose on conveyancers covered by the scheme obligations to pay premiums, levies, fees or other charges (which may vary according to factors stipulated in the scheme); and
  - (e) may impose, or provide for the imposition of, penalties, sanctions and remedies against conveyancers who fail to comply with their obligations under the scheme; and
  - (f) may make any other provision reasonably necessary for, or incidental to, the administration or enforcement of the scheme.
- (3) The approved scheme (as amended from time to time with the approval of the Commissioner) is binding on—
- (a) the conveyancers covered by the scheme; and
  - (b) the insurer or insurers and other persons to whom the scheme applies.
- (4) The Commissioner must publish a copy of the approved scheme (including any amendments to the scheme approved by the Commissioner) available on a website determined by the Commissioner.
- (5) In this regulation—  
**conveyancer** includes a former conveyancer.

## 9—Exemption from trust account provisions for third party cheques

A conveyancer is exempt from the operation of Part 4 Division 2 of the Act and regulations 13(2) and 20(1)(d) in respect of the receipt and delivery of a cheque by the conveyancer if the cheque—

- (a) is a crossed cheque expressed to be payable to a person or persons not being or including the conveyancer (whether or not it is also expressed to be payable to bearer); and

- (b) is held by the conveyancer for the purpose of delivery to a person to whom the cheque is expressed to be payable (or such a person's agent), and is so delivered.

### **10—Payment of interest on trust accounts to Commissioner**

For the purposes of section 17 of the Act, interest that an ADI is liable to pay in respect of trust money held in a trust account must be paid by the ADI to the Commissioner on—

- (a) 15 January, 15 April, 15 July and 15 October in each year; or
- (b) the 15th day of each month in each year.

### **11—General duty with respect to records**

If a conveyancer uses a computer program to keep records under Part 4 Division 2 of the Act, the conveyancer must ensure that—

- (a) an electronic copy of all the records is made within 24 hours of any alteration of the records; and
- (b) at least once in each month, an electronic copy of all the records is made and kept in a safe place at a location other than the premises where the computer program is operating (which, to avoid doubt, may be in a cloud storage system); and
- (c) before any information is deleted from the computer records, a hard copy of the information is made and kept by the conveyancer as part of the conveyancer's records; and
- (d) an up-to-date electronic copy of the computer program is made and kept in a safe place at a location other than the premises where the computer program is operating (which, to avoid doubt, may be in a cloud storage system).

Maximum penalty: \$2 500.

### **12—Receipt of trust money**

- (1) For the purposes of section 23(2)(a) of the Act, the receipt that a conveyancer must make available to a person making a payment of trust money—
  - (a) must be legibly written on a form comprised in a series of consecutively pre-numbered duplicate receipt forms marked with the name of the conveyancer and the words "Trust Account"; and
  - (b) must contain the following information:
    - (i) —
      - (A) in the case of a payment made by electronic transfer of funds into a conveyancer's trust account—the date on which the conveyancer makes out the receipt; or
      - (B) in any other case—the date of the payment;
    - (ii) the name of the person making the payment;
    - (iii) whether the payment is by cash, cheque, bank cheque or electronic transfer of funds into the conveyancer's trust account and, if the payment is by cheque or bank cheque, the name of the drawer of the cheque;
    - (iv) the name of the person for whom the money is received;
    - (v) brief particulars of the purpose of the payment;

- (vi) the amount of the payment.
- (2) A conveyancer must make out a receipt in accordance with section 23(2) of the Act and this regulation—
  - (a) in the case of a payment made by electronic transfer of funds into a conveyancer's trust account—immediately upon the conveyancer receiving official confirmation that the payment has been made (whether that is by way of receipt by the conveyancer of an ADI statement or some other way, whichever occurs sooner); or
  - (b) in any other case—immediately on receipt of the payment.

Maximum penalty: \$2 500.

- (3) A conveyancer need not comply with subregulation (1)(a) or section 23(2)(b) of the Act if the conveyancer uses a computer program to make out the receipt and the program—
  - (a) automatically produces in chronological sequence consecutively numbered receipts marked with the name of the conveyancer and the words "Trust Account"; and
  - (b) automatically makes a separate contemporaneous record of the receipt so that, at any time, a hard copy of the receipt may be produced; and
  - (c) requires input in each field of a data entry screen intended to receive information for the purposes of producing the receipt so that each receipt contains all of the information required by subregulation (1)(b).

### **13—Payment of trust money**

- (1) A conveyancer must not make a payment of trust money in cash.  
Maximum penalty: \$2 500.
- (2) When a conveyancer makes a payment of trust money by cheque, the conveyancer—
  - (a) must ensure that the cheque is marked with the name of the conveyancer and the words "Trust Account"; and
  - (b) must—
    - (i) cause the cheque to be crossed and endorsed "Not negotiable"; or
    - (ii) obtain from the person receiving the cheque a receipt that complies with subregulation (4) and keep the receipt as part of the conveyancer's records.

Maximum penalty: \$2 500.

- (3) When a conveyancer makes a payment of trust money by cheque, the conveyancer must prepare and keep as part of the conveyancer's records a cheque stub or voucher containing the following information:
  - (a) the date and reference number of the cheque;
  - (b) the name of the payee;
  - (c) the client name or reference and brief particulars of the purpose of the payment;
  - (d) the amount of the cheque.
- (4) The receipt must be legible and contain the following information:
  - (a) the date and reference number of the cheque;
  - (b) particulars identifying the trust account against which the cheque is drawn;

- (c) the name of the payee;
  - (d) brief particulars of the purpose of the payment;
  - (e) the amount of the cheque.
- (5) When a conveyancer authorises the payment of trust money by electronic transfer of funds, the conveyancer—
- (a) must prepare and keep as part of the conveyancer's records the following information:
    - (i) the date and reference number of the payment;
    - (ii) the name of the payee;
    - (iii) the client name or reference and brief particulars of the purpose of the payment;
    - (iv) the name or style of the ADI account to which the payment is made, its number and the identifying numbers of the receiving ADI and its branch;
    - (v) the amount of the payment; and
  - (b) must, on receiving official written confirmation that the payment has been made, keep that confirmation as part of the conveyancer's records.

#### **14—Keeping of records**

For the purposes of section 23(1)(c) of the Act, the detailed accounts of receipts and disbursements of trust money to be compiled by a conveyancer must comply with regulations 15, 16 and 17.

#### **15—Cash books**

- (1) A conveyancer must keep as part of the conveyancer's records—
- (a) a cash receipts book in which the conveyancer records the following information in respect of each receipt of trust money:
    - (i) the date and reference number of the receipt;
    - (ii) the name of the person from whom the money is received;
    - (iii) the client name or reference to which the transaction relates;
    - (iv) brief particulars of the purpose of the receipt;
    - (v) the amount of the receipt; and
  - (b) a cash payments book in which the conveyancer records the following information in respect of each payment of trust money:
    - (i) the date and reference number of the cheque or electronic transfer of funds by which the payment was made;
    - (ii) the name of the payee;
    - (iii) the client name or reference to which the transaction relates;
    - (iv) brief particulars of the purpose of the payment;
    - (v) the amount of the cheque or electronic transfer of funds.

- (2) A conveyancer need not keep a cash receipts book or a cash payments book as required by subregulation (1) if the conveyancer uses a computer program to record the information referred to in that subregulation in respect of each receipt or payment of trust money and the program—
  - (a) requires input in each field of a data entry screen intended to receive information in respect of a receipt or payment so that all of the information referred to in subregulation (1) is recorded in respect of each receipt and payment; and
  - (b) is capable, at any time, of producing—
    - (i) a report of the information in respect of receipts of trust money in the order in which they were received; and
    - (ii) a report of the information in respect of payments of trust money in the order in which they were made.
- (3) A conveyancer who uses a computer program as referred to in subregulation (2) must ensure that—
  - (a) at the end of each month, hard copies of each of the following reports are produced:
    - (i) a report of the information in respect of receipts of trust money received during that month in the order in which they were received;
    - (ii) a report of the information in respect of payments of trust money made during that month in the order in which they were made; and
  - (b) those hard copies are kept as part of the conveyancer's records.
- (4) The records of receipts and payments must be made by the conveyancer in accordance with this regulation in the order in which they are received or made, each such record being made within 2 business days after the receipt or payment in question.
- (5) Subregulation (4) does not apply in relation to receipts or payments by way of electronic transfer of funds, a record of which must be made within 2 business days after the conveyancer receives official confirmation that the transfer has occurred.

## **16—Separate trust ledger accounts**

- (1) A conveyancer must ensure that the conveyancer's trust ledger accounts are kept separately—
  - (a) in respect of each of the conveyancer's clients; and
  - (b) if the conveyancer performs services for a client in respect of a number of transactions between different parties—in respect of each such transaction.
- (2) The conveyancer must record in each of the separate accounts the following details:
  - (a) the name and address of the client to whom the accounts relate;
  - (b) a brief description of the service provided and the transaction to which the accounts relate;
  - (c) in respect of each receipt or disbursement of trust money—
    - (i) the date and reference number of the receipt or disbursement; and
    - (ii) the name of the person from whom the money is received or to whom the money is disbursed; and
    - (iii) brief particulars of the purpose of the receipt or disbursement; and

- (iv) the amount received or disbursed.
- (3) The conveyancer must ensure that any changes in the details referred to in subregulation (2)(a) or (b) are recorded in a manner that enables the changes and the order in which they occurred to be identified.
- (4) If the conveyancer transfers money between any of the separate accounts, the transfer must be clearly recorded—
  - (a) in both accounts; and
  - (b) in a transfer journal,in sufficient detail that the transfer may be clearly understood.
- (5) The records of receipts, disbursements and transfers must be made by the conveyancer in accordance with this regulation in the order in which the receipts, disbursements or transfers are received or made, each such record being made within 2 business days after the receipt, disbursement or transfer in question.
- (6) Subregulation (5) does not apply in relation to receipts or payments by way of electronic transfer of funds, a record of which must be made within 2 business days after the conveyancer receives official confirmation that the transfer has occurred.
- (7) If a conveyancer uses a computer program to keep trust ledger accounts or a transfer journal, the conveyancer must ensure that—
  - (a) the program is incapable of—
    - (i) recording a transaction that would result in a debit balance in a trust ledger account unless a separate contemporaneous record of the transaction is also made so that, at any time, a hard copy may be produced of all such transactions in chronological order; and
    - (ii) deleting from its records the information relating to a trust ledger account unless—
      - (A) the balance of the account is zero; and
      - (B) a hard copy of all of the information required under these regulations relating to the account has been produced; and
    - (iii) changing existing information relating to a transaction otherwise than by making a further entry showing a separate transaction to effect the change; and
  - (b) the program automatically inserts consecutive page numbers into any hard copy report produced by use of the program; and
  - (c) the program requires input in each field of a data entry screen intended to receive information for the purposes of a trust ledger account or transfer journal so that the entry contains all of the information required by this regulation.

Maximum penalty: \$2 500.

- (8) If a conveyancer uses a computer program to keep trust ledger accounts or a transfer journal, the conveyancer must, within 2 business days of a request from the Commissioner or the conveyancer's auditor, produce hard copies of the trust ledger accounts or transfer journal.

Maximum penalty: \$2 500.

**17—Reconciliation statements**

- (1) A conveyancer must, at the end of each month, prepare and keep as part of the conveyancer's records—
  - (a) a statement reconciling the balance of the conveyancer's cash books, or equivalent computer records, kept under regulation 15 with the balance of the conveyancer's trust account; and
  - (b) a statement reconciling the balances of the ledgers comprised in the conveyancer's trust ledger accounts with the balance of the conveyancer's trust account.
- (2) The conveyancer is not required to set out a list of individual balances, or the names of the clients on whose behalf money is held, when preparing the statement referred to in subregulation (1)(b).

**18—Transfer of money from trust account to office account**

A conveyancer who becomes entitled to money held in the conveyancer's trust account in or towards satisfaction of the conveyancer's commission, fees, costs or disbursements must, as soon as practicable and in any event within 3 months, transfer the money to an account maintained by the conveyancer for receipts other than trust money.

Maximum penalty: \$2 500.

**19—Audit of trust accounts**

- (1) For the purposes of section 24(1)(a) of the Act, the audit period in respect of which a conveyancer must have the accounts and records audited is the period from—
  - (a) the end of the conveyancer's last audit period; or
  - (b) in the case of a conveyancer being granted registration—the date of registration, until—
    - (c) 2 months before the date next occurring on which the conveyancer must lodge an annual return; or
    - (d) if the Commissioner fixes some other date at the request of the conveyancer—the date next occurring fixed by the Commissioner.
- (2) In carrying out an audit, the auditor must—
  - (a) make checks that will enable the auditor to give an opinion as to whether the conveyancer has, during the period covered by the audit, complied with the Act and these regulations relating to the conveyancer's accounts and records; and
  - (b) ascertain whether a trust account under Part 4 Division 2 of the Act was kept by the conveyancer during that period; and
  - (c) make a general test examination of any trust account kept by the conveyancer and of the pass books and statements relating to any such account during that period; and
  - (d) make a comparison as to no fewer than 2 dates (1 to be the last day of the period of the audit and 1 other to be a date within that period selected by the auditor) between—

- (i) the liabilities of the conveyancer to the conveyancer's clients as shown by the conveyancer's trust ledger accounts and the records kept under these regulations; and
    - (ii) the aggregate of the balances standing to the credit of the conveyancer's trust account; and
  - (e) ask for such information and explanations as the auditor may require for the purposes of this regulation.
- (3) For the purposes of section 24(1)(b) of the Act, the statement relating to the audit must be prepared by the auditor and must include all matters relating to the conveyancer's accounts and records that should, in the auditor's opinion, be communicated to the Commissioner and, in particular, deal with each of the following matters:
- (a) whether the accounts and records appear to have been kept regularly and properly written up at all times;
  - (b) whether the accounts and records have been ready for examination at the periods appointed by the auditor;
  - (c) whether the conveyancer has complied with the auditor's requirements;
  - (d) whether, at any time during the period of the audit, the conveyancer's trust account was overdrawn and, if so, the full explanation for that given by the conveyancer;
  - (e) whether the conveyancer has, or has had, any debit balances in their trust account and the explanation or reason for such a debit given by the conveyancer;
  - (f) whether the auditor has received and examined the notice given to the auditor under regulation 20 and the result of that examination;
  - (g) whether the conveyancer has complied with section 15 of the Act;
  - (h) if the conveyancer uses a computer program to keep the conveyancer's accounts and records—whether the program allows for the accounts and records to be conveniently and properly audited.
- (4) The statement prepared by the auditor for lodging with the Commissioner must include the name, number and relevant BSB number of each trust account included in the audit.
- (5) The auditor must give a signed copy of the statement to the conveyancer.
- (6) If the auditor in the course of auditing the conveyancer's accounts and records discovers—
- (a) that they are not kept in a manner that enables them to be properly audited; or
  - (b) a matter that appears to the auditor to involve dishonesty or a breach of the law by the conveyancer; or
  - (c) a loss or deficiency of trust money or a failure to pay or account for trust money; or
  - (d) a failure to comply with the Act or these regulations,
- the auditor must, as soon as possible, give a report in respect of the discovery to the Commissioner and the conveyancer concerned.
- Maximum penalty: \$2 500.
- (7) Subregulations (3) and (6)(c) do not apply in relation to losses and deficiencies in a trust account that have been promptly rectified and were due to inadvertence (provided that the total of the losses and deficiencies have not exceeded \$100 in any 3 month period).



- (8) For the purposes of section 24(3)(b) of the Act, a conveyancer must lodge an audit statement or declaration within 2 months, or such longer period as may be determined by the Commissioner by notice in writing to the conveyancer, after the end of each audit period.

## **20—Conveyancer's statement**

- (1) A conveyancer who is required to have accounts and records audited under Part 4 Division 2 of the Act must, before the completion of the audit, certify—
- (a) under their hand; or
  - (b) in the case of a firm of conveyancers—under the hands of not less than 2 partners of the firm; or
  - (c) in the case of a conveyancer that is a company—under the hands of not less than 2 directors of the company or, if the company has only 1 director, under the hand of that director,

and deliver to the auditor a notice setting out in detail, as of the last day of the period to which the audit relates, particulars of—

- (d) the names of all persons on whose behalf the conveyancer is holding trust money and the amount of the credit of each such person; and
- (e) all negotiable or bearer securities or deposit receipts in the name of the conveyancer which represent money drawn from the conveyancer's trust account and which were held by the conveyancer on that day; and
- (f) —
  - (i) the names of the trust accounts in which the balance of the conveyancer's trust money is lodged and the balances on that date of those accounts; and
  - (ii) if the trust account balances are not in agreement with the balances of the conveyancer's ledger accounts—a statement reconciling those balances.

Maximum penalty: \$2 500.

- (2) The conveyancer must give the auditor making the next succeeding audit of the conveyancer's accounts and records—
- (a) at the request of the auditor, a copy of the notice, together with a signed copy of the auditor's statement of the last preceding audit of the conveyancer's accounts and records; or
  - (b) if the conveyancer's accounts and records are being audited for the first time or, if for any other reason a copy of the notice cannot be produced for the purpose of the audit—before completion of the audit, a notice containing the same particulars as to money, negotiable or bearer securities and deposit receipts held on the first day of the period to which the audit relates.

Maximum penalty: \$2 500.

## **21—Audit when conveyancer ceases to carry on business**

- (1) If a conveyancer ceases to carry on business as a conveyancer, the conveyancer, or, if the conveyancer has died, the conveyancer's personal representative, must—
- (a) cause the conveyancer's accounts and records kept under Part 4 Division 2 of the Act to be audited and reported on by an auditor for the period from the previous audit up to the date on which the conveyancer's affairs are wound up; and

- (b) submit a copy of the auditor's statement to the Commissioner within 4 months of the winding up of the conveyancer's affairs or within such further period as the Commissioner may allow.

Maximum penalty: \$2 500.

- (2) The relevant provisions of the Act and these regulations apply (subject to such modifications as may be necessary) to the audit and statement required by this regulation.
- (3) The conveyancer, or their personal representative, must continue to comply with the Act and these regulations as if the conveyancer had not ceased to carry on business until the conveyancer's affairs (so far as they relate to trust money and other matters required to be recorded under these regulations) are properly and finally wound up.

Maximum penalty: \$2 500.

- (4) The preceding provisions of this regulation do not apply to a conveyancer who, before ceasing to carry on business, was a member of a firm if all continuing members of the firm and (unless the conveyancer is dead) the conveyancer certify to the Commissioner that the trust money and other matters in respect of which records are required to be kept under these regulations are under the proper administration and control of the continuing partners or some of them.
- (5) In this regulation—  
*conveyancer* includes a former conveyancer.

## **22—Audit and report etc for firm operates for each partner**

An audit of accounts and records kept by a firm of conveyancers and the auditor's statement and attached notice relating to the firm's accounts and records will be taken to operate as an audit, statement and notice in respect of each conveyancer who is a member of the firm.

## **23—Certain persons may not audit accounts and records of conveyancer**

A person must not audit the accounts and records of a conveyancer if the person—

- (a) is, or has been within 2 years, an employee or partner of the conveyancer; or
- (b) is an employee of another conveyancer actually carrying on business as a conveyancer; or
- (c) is, themselves, a conveyancer carrying on business as a conveyancer.

Maximum penalty: \$2 500.

## **24—Indemnity fund**

For the purposes of section 31(2) of the Act, money standing to the credit of the indemnity fund may be applied in payment of amounts approved by the Minister towards the cost of the following:

- (a) the advisory service relating to trust accounts conducted by the Australian Institute of Conveyancers South Australian Division Inc for the benefit of conveyancers, including the preparation and publication of manuals and other materials as part of that service;
- (b) the advisory service relating to conveyancing conducted by the Australian Institute of Conveyancers South Australian Division Inc for the benefit of members of the public, including the preparation and publication of brochures and other materials as part of that service;

- (c) the educational program known as the Professional Development Program conducted by the Australian Institute of Conveyancers South Australian Division Inc for the benefit of conveyancers.

## **25—Establishment and determination of claims**

- (1) For the purposes of section 34(2)(a) of the Act, written notice of the claim (citing a unique reference number by which the claim may be identified) must be given to the claimant and conveyancer or former conveyancer informing them of the Commissioner's receipt of the claim and including—
  - (a) in the case of a notice given to the conveyancer or former conveyancer—details of the claimant's name and any other contact details made available by the claimant for that purpose; and
  - (b) in all cases, an explanation of—
    - (i) the parties' rights to make submissions as to the claim under section 34(2)(b) of the Act; and
    - (ii) the parties' rights of review under section 37 of the Act of a determination of the claim by the Commissioner.
- (2) For the purposes of section 34(5) of the Act, the Commissioner must—
  - (a) within 6 months after a claim is made, provide the claimant with a report as to the progress of the claim; and
  - (b) provide the claimant with subsequent progress reports, each within 6 months after the previous such report, until such time as the claim is determined.

## **26—Claimant's entitlement to compensation and interest**

For the purposes of section 39(2) of the Act, the rate of interest by which a claimant's entitlement to compensation is to be increased is 5% per annum.

## **Schedule 1—Repeal and transitional provision**

### **Part 1—Repeal of *Conveyancers Regulations 2010***

#### **1—Repeal of regulations**

The *Conveyancers Regulations 2010* are repealed.

### **Part 2—Transitional provision**

#### **2—Approved schemes**

An approved scheme within the meaning of the *Conveyancers Regulations 2010* (as in force immediately before the commencement of these regulations) will be taken to be an approved scheme within the meaning of these regulations.

**Editorial note—**

As required by section 10AA(2) of the *Legislative Instruments Act 1978*, the Minister has certified that, in the Minister's opinion, it is necessary or appropriate that these regulations come into operation as set out in these regulations.

**Made by the Governor**

with the advice and consent of the Executive Council  
on 7 August 2025

No 83 of 2025

South Australia

# Land Agents Regulations 2025

under the *Land Agents Act 1994*

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## Schedule 1—Repeal of *Land Agents Regulations 2010*

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### Part 1—Preliminary

#### 1—Short title

These regulations may be cited as the *Land Agents Regulations 2025*.

#### 2—Commencement

These regulations come into operation on the day on which they are made

#### 3—Interpretation

In these regulations—

*Act* means the *Land Agents Act 1994*;

**BSB number** (Bank State Branch number) means the number assigned to identify a particular branch of a particular ADI.

#### 4—Fees—waiver, reduction and refund

The Commissioner may waive, reduce or refund a fee (or part of a fee) prescribed for the purposes of the Act if satisfied that it is appropriate to do so in a particular case.

### Part 2—Registration and management of agent's business

#### 5—Definition of property manager

Pursuant to paragraph (d) of the definition of *property manager* in section 3 of the Act, the function of conducting inspections of a property for the purposes of a residential tenancy agreement is prescribed.

#### 6—Registration as sales representative subject to conditions relating to training and supervision

For the purposes of section 8B(4) of the Act, a sales representative will not be taken to be properly supervised unless the sales representative is under the direct supervision of an individual—

- (a) who is a registered agent; or
- (b) who is a registered sales representative (other than a sales representative registered under section 8B of the Act)—
  - (i) who has been a sales representative (other than a sales representative registered under section 8B of the Act) for an agent for a total of at least 2 years; or
  - (ii) who has been a registered agent or a sales representative (other than a sales representative registered under section 8B of the Act) for an agent (or both) for a total of at least 2 years; or
- (c) who has the required combination of experience determined by the Commissioner by notice published on a website maintained by the Commissioner.

## **7—Registration as property manager subject to conditions relating to training and supervision**

For the purposes of section 8BB(4) of the Act, a property manager will not be taken to be properly supervised unless the property manager is under the direct supervision of an individual—

- (a) who is a registered agent; or
- (b) who is a registered property manager (other than a property manager registered under section 8BB of the Act) who has been a property manager (other than a property manager registered under section 8BB of the Act) for an agent, for a total of at least 2 years; or
- (c) who is a registered sales representative (other than a sales representative registered under section 8B of the Act) who has been additionally registered as a property manager (other than a property manager registered under section 8BB of the Act) for an agent for a total of at least 2 years; or
- (d) who has the required combination of experience determined by the Commissioner by notice published on a website maintained by the Commissioner.

## **8—Annual fee and return**

For the purposes of section 9(2) of the Act, a registered person must pay the fee and lodge the return on or before—

- (a) the last day of the month in each year nominated in writing to the person by the Commissioner; or
- (b) if the Commissioner does not nominate a month—the last day of the month in each year that is the same month as the month in which the person's registration was granted.

## **9—Notification of change in circumstances etc**

(1) If there is any change in—

- (a) the residential address of a registered agent; or
- (b) the postal or email address of a registered agent provided to the Commissioner for purposes connected with their registration; or
- (c) the business or trading name under which a registered agent carries on business; or
- (d) the address at which a registered agent carries on business; or
- (e) the address of the registered corporate office of a registered agent that is a body corporate,

the agent must, within 14 days after that change, give written notice to the Commissioner of the new address or name (as the case may be).

Maximum penalty: \$2 500.

Expiation fee: \$160.

(2) If there is any change in the—

- (a) residential address of a registered sales representative or registered property manager; or

- (b) postal or email address of a registered sales representative or registered property manager provided to the Commissioner for purposes connected with their registration,

the sales representative or property manager must, within 14 days after that change, give written notice to the Commissioner of the new address.

Maximum penalty: \$2 500.

Expiation fee: \$160.

- (3) A registered agent must, within 14 days after ceasing to carry on business as an agent, give written notice to the Commissioner of that fact.

Maximum penalty: \$2 500.

Expiation fee: \$160.

- (4) A registered agent must, within 14 days after entering into partnership to carry on business as an agent or ceasing to be in such a partnership, give written notice to the Commissioner of that fact, together with the names of the members of the new or former partnership.

Maximum penalty: \$2 500.

Expiation fee: \$160.

- (5) If a person is appointed as a director of a body corporate that is a registered agent, the agent must, within 14 days after the appointment—

- (a) notify the Commissioner in the manner and form approved by the Commissioner of the appointment of the new director; and
- (b) provide the Commissioner with any information required by the Commissioner for the purposes of determining whether the new director meets the requirements for directors under section 8(2) of the Act.

Maximum penalty: \$2 500.

Expiation fee: \$160.

## **10—Return or replacement of certificate of registration and card**

- (1) If a person's registration is surrendered, suspended or cancelled, the person must, at the direction of the Tribunal or the Commissioner, return the certificate of registration and any registration card to the Commissioner.

Maximum penalty: \$2 500.

Expiation fee: \$160.

- (2) If, on an application under section 7 of the Act, a registration certificate or card has been issued to a person but the fee payable in respect of the application has not been paid (whether because of the dishonouring of a cheque or otherwise), the person must, at the direction of the Commissioner, return the certificate or card to the Commissioner.

Maximum penalty: \$2 500.

Expiation fee: \$160.

- (3) The Commissioner may issue to a registered person a registration certificate or card in replacement of a current registration certificate or card if satisfied that—

- (a) the current certificate or card has been lost, destroyed or damaged; or
- (b) any particulars appearing on the current certificate or card are incorrect.



- (4) If the Commissioner issues to a registered person a replacement registration certificate or card, the person must, at the direction of the Commissioner, return the original (or previous duplicate) registration certificate or card to the Commissioner.

Maximum penalty: \$2 500.

Expiation fee: \$160.

### **11—Each of agent's places of business to be properly managed and supervised**

For the purposes of section 11 of the Act, a place of business of an agent will be properly managed and supervised by an individual nominated to the Commissioner if—

- (a) the individual is a registered sales representative; and
- (b) the individual has been nominated in a form approved by the Commissioner; and
- (c) the Commissioner has approved the individual as an individual qualified to be nominated to manage and supervise a place of business of an agent.

### **12—Regulations relating to proper management and supervision**

- (1) For the purposes of section 11A of the Act, a registered agent will not be taken to properly manage and supervise a business or place of business referred to in that section unless—
- (a) the agent makes written procedures readily available to all employees who handle trust money instructing those employees in the proper handling of such money; and
  - (b) the agent, in respect of each place of business managed and supervised by an individual other than a registered agent ensures that—
    - (i) a registered agent who is an individual is responsible for managing the trust accounts; and
    - (ii) the individual nominated to manage and supervise the place of business and all other persons employed at the place of business are instructed as to their obligations under the Act, these regulations and any other relevant laws; and
    - (iii) procedures are in place to enable the agent to ascertain whether the individual nominated to manage and supervise the place of business is managing and supervising the place of business properly and with due care and diligence (including inspection by a registered agent who is an individual, at least once per month, of the place of business and of previously uninspected prescribed business documents of the agent held at the place of business).

- (2) In this regulation—

***prescribed business documents*** of an agent means documents or copies of documents relating to the sale or purchase of land or a business in respect of which the agent has been authorised to act and includes—

- (a) sales agency agreements; and
- (b) auction records; and
- (c) trust account records.

## Part 3—Trust accounts and indemnity fund

### Division 1—Preliminary

#### 13—Interpretation of Part 3

For the purposes of paragraph (b) of the definition of *auditor* in section 12 of the Act, a person meets the prescribed requirements if the person—

- (a) holds a degree in commerce, accounting, business studies or a related field from an Australian university or from another university approved by the Commissioner; and
- (b) is a member of—
  - (i) Chartered Accountants Australia and New Zealand; or
  - (ii) CPA Australia; and
- (c) meets the requirements of a body referred to in paragraph (b) to practise as a public accountant; and
- (d) has been continuously engaged for at least 3 years in practice as a public accountant in this State (whether or not as an employee of a public accountant).

#### 14—Exemptions

- (1) An agent is exempt from the operation of Part 3 Division 2 of the Act and regulations 18(2) and 25(1)(d) in respect of the receipt and delivery of a cheque by the agent if the cheque—
  - (a) is a crossed cheque expressed to be payable to a person or persons not being or including the agent (whether or not it is also expressed to be payable to bearer); and
  - (b) is held by the agent for the purpose of delivery to a person to whom the cheque is expressed to be payable (or such a person's agent), and is so delivered.
- (2) An agent is exempt from the operation of section 21(2) of the Act in respect of the receipt of payments of rent (within the meaning of the *Residential Tenancies Act 1995*) into the agent's trust account.
- (3) An agent is exempt from the application of the Act to the extent that the agent—
  - (a) sells, purchases or otherwise deals with businesses or land (other than residential land or rural land) on behalf of an affiliated entity; or
  - (b) sells, purchases or otherwise deals with businesses or land (other than residential land or rural land) on behalf of an entity that owns (whether or not together with any affiliated entity) any property that has—
    - (i) an aggregate market value of \$10 million or more; or
    - (ii) an aggregate gross floor area of 10 000 square metres or more,or conducts negotiations for that purpose.
- (4) For the purposes of subregulation (3)—

*affiliated entity*, in relation to a person, means—

  - (a) an entity that is controlled (within the meaning of section 50AA of the *Corporations Act 2001* of the Commonwealth) by the person; or

- (b) a related entity (within the meaning of section 9 of the *Corporations Act 2001* of the Commonwealth) of the person;
- rural land** means land used, intended to be used, or apparently intended to be used, wholly or mainly for agricultural, pastoral, horticultural or viticultural purposes.
- (5) A person who acts as a property manager for an agent is exempt from the operation of section 6AB(1) of the Act if—
    - (a) the agent is a community housing provider registered under the *Community Housing Providers National Law*; and
    - (b) the person is an employee engaged by the agent under a contract of service; and
    - (c) the person performs the functions of a property manager for or on behalf of the agent in relation to land—
      - (i) owned by the agent; or
      - (ii) held by or on behalf of a Minister, agency or instrumentality of the Crown or a council.
  - (6) An agent is exempt from the operation of section 6AB(3) of the Act in respect of the engagement of another person to perform the functions of a property manager in the course of the agent's business if—
    - (a) the agent is a community housing provider registered under the *Community Housing Providers National Law*; and
    - (b) the other person is engaged to perform those functions as an employee under a contract of service; and
    - (c) the land in relation to which the other person performs those functions is—
      - (i) owned by the agent; or
      - (ii) held by or on behalf of a Minister, agency or instrumentality of the Crown or a council.
  - (7) In this regulation—

**council** means a council under the *Local Government Act 1999*.

## Division 2—Trust accounts

### 15—Electronic records relating to trust accounts

If an agent uses a computer program to keep records under Part 3 Division 2 of the Act, the agent must ensure that, in addition to any other requirements relating to the making or keeping of electronic records under this Division—

- (a) an electronic copy of all the records is made within 24 hours of any alteration of the records; and
- (b) at least once in each month, an electronic copy of all the records is made and kept in a safe place at a location other than the premises where the computer program is operating; and
- (c) before any information is deleted from the computer records, a hard copy of the information is made and kept by the agent as part of the agent's records; and

- (d) an up-to-date electronic copy of the computer program is made and kept in a safe place at a location other than the premises where the computer program is operating (which, to avoid doubt, may be in a cloud storage system).

Maximum penalty: \$2 500.

## **16—Payment of interest on trust accounts to Commissioner**

For the purposes of section 15 of the Act, interest that an ADI is liable to pay in respect of trust money held in a trust account must be paid by the ADI to the Commissioner on—

- (a) 15 January, 15 April, 15 July and 15 October in each year; or
- (b) the 15th day of each month in each year.

## **17—Receipt of trust money**

- (1) For the purposes of section 21(2)(a) of the Act, the receipt that an agent must make available to a person making a payment of trust money—

- (a) must be legibly written on a form comprised in a series of consecutively pre-numbered duplicate receipt forms marked with the name of the agent and the words "Trust Account"; and
- (b) must contain the following information:
  - (i) —
    - (A) in the case of a payment made by electronic transfer of funds into an agent's trust account—the date on which the agent makes out the receipt; or
    - (B) in any other case—the date of the payment;
  - (ii) the name of the person making the payment;
  - (iii) whether the payment is by cash, cheque, bank cheque or electronic transfer of funds into the agent's trust account and, if the payment is by cheque or bank cheque, the name of the drawer of the cheque;
  - (iv) the name of the person for whom the money is received;
  - (v) brief particulars of the purpose of the payment;
  - (vi) the amount of the payment.

- (2) An agent must make out a receipt in accordance with section 21(2) of the Act and this regulation—

- (a) in the case of a payment made by electronic transfer of funds into an agent's trust account—immediately the agent receives official confirmation that the payment has been made (whether that is by way of receipt by the agent of an ADI statement or some other way, whichever occurs sooner); or
- (b) in any other case—immediately on receipt of the payment.

Maximum penalty: \$2 500.

- (3) An agent need not comply with subregulation (1)(a) or section 21(2)(b) of the Act if the agent uses a computer program to make out the receipt and the program—

- (a) automatically produces in chronological sequence consecutively numbered receipts marked with the name of the agent and the words "Trust Account"; and

- (b) automatically makes a separate contemporaneous record of the receipt so that, at any time, a hard copy of the receipt may be produced; and
- (c) requires input in each field of a data entry screen intended to receive information for the purposes of producing the receipt so that each receipt contains all of the information required by subregulation (1)(b).

## **18—Payment of trust money**

- (1) An agent must not make a payment of trust money in cash.

Maximum penalty: \$2 500.

- (2) When an agent makes a payment of trust money by cheque, the agent—

- (a) must ensure that the cheque is marked with the name of the agent and the words "Trust Account"; and
- (b) must—
  - (i) cause the cheque to be crossed and endorsed "Not negotiable"; or
  - (ii) obtain from the person receiving the cheque a receipt that complies with subregulation (4) and keep the receipt as part of the agent's records.

Maximum penalty: \$2 500.

- (3) When an agent makes a payment of trust money by cheque, the agent must prepare and keep as part of the agent's records a cheque stub or voucher containing the following information:

- (a) the date and reference number of the cheque;
- (b) the name of the payee;
- (c) the client name or reference and brief particulars of the purpose of the payment;
- (d) the amount of the cheque.

- (4) The receipt must be legible and contain the following information:

- (a) the date and reference number of the cheque;
- (b) particulars identifying the trust account against which the cheque is drawn;
- (c) the name of the payee;
- (d) brief particulars of the purpose of the payment;
- (e) the amount of the cheque.

- (5) When an agent authorises the payment of trust money by electronic transfer of funds, the agent—

- (a) must prepare and keep as part of the agent's records the following information:
  - (i) the date and reference number of the payment;
  - (ii) the name of the payee;
  - (iii) the client name or reference and brief particulars of the purpose of the payment;
  - (iv) the name or style of the ADI account to which the payment is made, its number and the identifying numbers of the receiving ADI and its branch;
  - (v) the amount of the payment; and

- (b) must, on receiving official written confirmation that the payment has been made, keep that confirmation as part of the agent's records.

## 19—Keeping of records

For the purposes of section 21(1)(c) of the Act, the detailed accounts of receipts and disbursements of trust money to be compiled by an agent must comply with regulations 20, 21 and 22.

## 20—Cash books

- (1) An agent must keep as part of the agent's records—
  - (a) a cash receipts book in which the agent records the following information in respect of each receipt of trust money:
    - (i) the date and reference number of the receipt;
    - (ii) the name of the person from whom the money is received;
    - (iii) the client name or reference to which the transaction relates;
    - (iv) brief particulars of the purpose of the receipt;
    - (v) the amount of the receipt; and
  - (b) a cash payments book in which the agent records the following information in respect of each payment of trust money:
    - (i) the date and reference number of the cheque or electronic transfer of funds by which the payment was made;
    - (ii) the name of the payee;
    - (iii) the client name or reference to which the transaction relates;
    - (iv) brief particulars of the purpose of the payment;
    - (v) the amount of the cheque or electronic transfer of funds.
- (2) An agent need not keep a cash receipts book or a cash payments book as required by subregulation (1) if the agent uses a computer program to record the information referred to in that subregulation in respect of each receipt or payment of trust money and the program—
  - (a) requires input in each field of a data entry screen intended to receive information in respect of a receipt or payment so that all of the information referred to in subregulation (1) is recorded in respect of each receipt and payment; and
  - (b) is capable, at any time, of producing—
    - (i) a report of the information in respect of receipts of trust money in the order in which they were received; and
    - (ii) a report of the information in respect of payments of trust money in the order in which they were made.
- (3) An agent who uses a computer program as referred to in subregulation (2) must ensure that—
  - (a) at the end of each month, hard copies of each of the following reports are produced:
    - (i) a report of the information in respect of receipts of trust money received during that month in the order in which they were received;

- (ii) a report of the information in respect of payments of trust money made during that month in the order in which they were made; and
  - (b) those hard copies are kept as part of the agent's records.
- (4) The records of receipts and payments must be made by the agent in accordance with this regulation in the order in which they are received or made, each such record being made within 2 working days after the receipt or payment in question.
- (5) Subregulation (4) does not apply in relation to receipts or payments by way of electronic transfer of funds, a record of which must be made within 2 working days after the agent receives official confirmation that the transfer has occurred.

## **21—Separate trust ledger accounts**

- (1) An agent must ensure that the agent's trust ledger accounts are kept separately—
  - (a) in respect of each of the agent's clients; and
  - (b) if the agent performs services for a client in respect of a number of transactions between different parties—in respect of each such transaction.
- (2) The agent must record in each of the separate accounts the following details:
  - (a) the name and address of the client to whom the accounts relate;
  - (b) a brief description of the service provided and the transaction to which the accounts relate;
  - (c) in respect of each receipt or disbursement of trust money—
    - (i) the date and reference number of the receipt or disbursement; and
    - (ii) the name of the person from whom the money is received or to whom the money is disbursed; and
    - (iii) brief particulars of the purpose of the receipt or disbursement; and
    - (iv) the amount received or disbursed.
- (3) The agent must ensure that any changes in the details referred to in subregulation (2)(a) or (b) are recorded in a manner that enables the changes and the order in which they occurred to be identified.
- (4) If the agent transfers money between any of the separate accounts, the transfer must be clearly recorded—
  - (a) in both accounts; and
  - (b) in a transfer journal,in sufficient detail that the transfer may be clearly understood.
- (5) The records of receipts, disbursements and transfers must be made by the agent in accordance with this regulation in the order in which the receipts, disbursements or transfers are received or made, each such record being made within 2 working days after the receipt, disbursement or transfer in question.
- (6) Subregulation (5) does not apply in relation to receipts or payments by way of electronic transfer of funds, a record of which must be made within 2 working days after the agent receives official confirmation that the transfer has occurred.

- (7) If an agent uses a computer program to keep trust ledger accounts or a transfer journal, the agent must ensure that—
- (a) the program is incapable of—
    - (i) recording a transaction that would result in a debit balance in a trust ledger account unless a separate contemporaneous record of the transaction is also made so that, at any time, a hard copy may be produced of all such transactions in chronological order; and
    - (ii) deleting from its records the information relating to a trust ledger account unless—
      - (A) the balance of the account is 0; and
      - (B) a hard copy of all of the information required under these regulations relating to the account has been produced; and
    - (iii) changing existing information relating to a transaction otherwise than by making a further entry showing a separate transaction to effect the change; and
  - (b) the program automatically inserts consecutive page numbers into any hard copy report produced by use of the program; and
  - (c) the program requires input in each field of a data entry screen intended to receive information for the purposes of a trust ledger account or transfer journal so that the entry contains all of the information required by this regulation.

Maximum penalty: \$2 500.

- (8) If an agent uses a computer program to keep trust ledger accounts or a transfer journal, the agent must, within 2 working days of a request from the Commissioner or the agent's auditor, produce hard copies of the trust ledger accounts or transfer journal.

Maximum penalty: \$2 500.

## **22—Reconciliation statements**

- (1) An agent must, at the end of each month, prepare and keep as part of the agent's records—
- (a) a statement reconciling the balance of the agent's cash books, or equivalent computer records, kept under regulation 20 with the balance of the agent's trust account; and
  - (b) a statement reconciling the balances of the ledgers comprised in the agent's trust ledger accounts with the balance of the agent's trust account.
- (2) The agent is not required to set out a list of individual balances, or the names of the clients on whose behalf money is held, when preparing the statement referred to in subregulation (1)(b).

## **23—Transfer of money from trust account to office account**

An agent who becomes entitled to money held in the agent's trust account in or towards satisfaction of the agent's commission, fees, costs or disbursements must, as soon as practicable and in any event within 3 months, transfer the money to an account maintained by the agent for receipts other than trust money.

Maximum penalty: \$2 500.



**24—Audit of trust accounts**

- (1) For the purposes of section 22(1)(a) of the Act, the audit period in respect of which an agent must have the accounts and records audited is the period from—
  - (a) the end of the agent's last audit period (whether under the Act or the repealed *Land Agents, Brokers and Valuers Act 1973*); or
  - (b) in the case of an agent being granted registration—the date of registration,until—
  - (c) 2 months before the date next occurring on which the agent must lodge an annual return; or
  - (d) if the Commissioner fixes some other date at the request of the agent—the date next occurring fixed by the Commissioner.
- (2) In carrying out an audit, the auditor must—
  - (a) make checks that will enable the auditor to give an opinion as to whether the agent has, during the period covered by the audit, complied with the Act and these regulations relating to the agent's accounts and records; and
  - (b) ascertain whether a trust account under Part 3 Division 2 of the Act was kept by the agent during that period; and
  - (c) make a general test examination of any trust account kept by the agent and of the pass books and statements relating to any such account during that period; and
  - (d) make a comparison as to no fewer than 2 dates (1 to be the last day of the period of the audit and 1 other to be a date within that period selected by the auditor) between—
    - (i) the liabilities of the agent to the agent's clients as shown by the agent's trust ledger accounts and the records kept under these regulations; and
    - (ii) the aggregate of the balances standing to the credit of the agent's trust account; and
  - (e) ask for such information and explanations as the auditor may require for the purposes of this regulation.
- (3) For the purposes of section 22(1)(b) of the Act, the statement relating to the audit must be prepared by the auditor and must include all matters relating to the agent's accounts and records that should, in the auditor's opinion, be communicated to the Commissioner and, in particular, deal with each of the following matters:
  - (a) whether the accounts and records appear to have been kept regularly and properly written up at all times;
  - (b) whether the accounts and records have been ready for examination at the periods appointed by the auditor;
  - (c) whether the agent has complied with the auditor's requirements;
  - (d) whether, at any time during the period of the audit, the agent's trust account was overdrawn and, if so, the full explanation for that given by the agent;
  - (e) whether the agent has, or has had, any debit balances in their trust account and the explanation or reason for such a debit given by the agent;

- (f) whether the auditor has received and examined the notice given to the auditor under regulation 25 and the result of that examination;
  - (g) whether the agent has complied with section 13 of the Act;
  - (h) if the agent uses a computer program to keep the agent's accounts and records—whether the program allows for the accounts and records to be conveniently and properly audited.
- (4) The statement prepared by the auditor for lodging with the Commissioner must include the name, number and relevant BSB number of each trust account included in the audit.
- (5) The auditor must give a signed copy of the statement to the agent.
- (6) If the auditor in the course of auditing the agent's accounts and records discovers—
  - (a) that they are not kept in a manner that enables them to be properly audited; or
  - (b) a matter that appears to the auditor to involve dishonesty or a breach of the law by the agent; or
  - (c) a loss or deficiency of trust money or a failure to pay or account for trust money; or
  - (d) a failure to comply with the Act or these regulations,the auditor must, as soon as possible, give a report in respect of the discovery to the Commissioner and the agent concerned.  
Maximum penalty: \$2 500.
- (7) Subregulations (3) and (6)(c) do not apply in relation to losses and deficiencies in a trust account that have been promptly rectified and were due to inadvertence (provided that the total of the losses and deficiencies have not exceeded \$100 in any 3 month period).
- (8) For the purposes of section 22(3)(b) of the Act, an agent must lodge an audit statement or declaration within 2 months after the end of each audit period, or such longer period as may be determined by the Commissioner by notice in writing to the agent, after the end of each audit period.

## **25—Agent's statement**

- (1) An agent who is required to have accounts and records audited under Part 3 Division 2 of the Act must, before the completion of the audit, certify—
  - (a) under their hand; or
  - (b) in the case of a firm of agents—under the hands of not less than 2 partners of the firm; or
  - (c) in the case of a body corporate agent—under the hands of not less than 2 directors of the body or, if the body corporate has only 1 director, under the hand of that director,

and deliver to the auditor a notice setting out in detail, as of the last day of the period to which the audit relates, particulars of—

- (d) the names of all persons on whose behalf the agent is holding trust money and the amount of the credit of each such person; and
  - (e) all negotiable or bearer securities or deposit receipts in the name of the agent which represent money drawn from the agent's trust account and which were held by the agent on that day; and

(f) —

- (i) the names of the trust accounts in which the balance of the agent's trust money is lodged and the balances on that date of those accounts; and
- (ii) if the trust account balances are not in agreement with the balances of the agent's ledger accounts—a statement reconciling those balances.

Maximum penalty: \$2 500.

- (2) The agent must give the auditor making the next succeeding audit of the agent's accounts and records—
- (a) at the request of the auditor, a copy of the notice, together with a signed copy of the auditor's statement of the last preceding audit of the agent's accounts and records; or
  - (b) if the agent's accounts and records are being audited for the first time or, if for any other reason a copy of the notice cannot be produced for the purpose of the audit—before completion of the audit, a notice containing the same particulars as to money, negotiable or bearer securities and deposit receipts held on the first day of the period to which the audit relates.

Maximum penalty: \$2 500.

## 26—Audit when agent ceases to carry on business

- (1) If an agent ceases to carry on business as an agent, the agent, or, if the agent has died, the agent's personal representative, must—
- (a) cause the agent's accounts and records kept under Part 3 Division 2 of the Act to be audited and reported on by an auditor for the period from the previous audit up to the date on which the agent's affairs are wound up; and
  - (b) submit a copy of the auditor's statement to the Commissioner within 4 months of the winding up of the agent's affairs or within such further period as the Commissioner may allow.

Maximum penalty: \$2 500.

- (2) The relevant provisions of the Act and these regulations apply (subject to such modifications as may be necessary) to the audit and statement required by this regulation.
- (3) The agent, or their personal representative, must continue to comply with the Act and these regulations as if the agent had not ceased to carry on business until the agent's affairs (so far as they relate to trust money and other matters required to be recorded under these regulations) are properly and finally wound up.

Maximum penalty: \$2 500.

- (4) The preceding provisions of this regulation do not apply to an agent who, before ceasing to carry on business, was a member of a firm if all continuing members of the firm and (unless the agent is dead) the agent certify to the Commissioner that the trust money and other matters in respect of which records are required to be kept under these regulations are under the proper administration and control of the continuing partners or some of them.
- (5) In this regulation—  
*agent* includes a former agent.

**27—Audit and report etc for firm operates for each partner**

An audit of accounts and records kept by a firm of agents and the auditor's statement and attached notice relating to the firm's accounts and records will be taken to operate as an audit, statement and notice in respect of each agent who is a member of the firm.

**28—Certain persons may not audit accounts and records of agent**

A person must not audit the accounts and records of an agent if the person—

- (a) is, or has been within 2 years, an employee or partner of the agent; or
- (b) is an employee of another agent actually carrying on business as an agent; or
- (c) is, himself or herself, an agent carrying on business as an agent.

Maximum penalty: \$2 500.

**Division 3—Indemnity fund****29—Indemnity fund**

- (1) For the purposes of section 29(2) of the Act, money constituting, or forming part of, the indemnity fund may be invested as authorised by the Minister.
- (2) For the purposes of section 29(4) of the Act, money standing to the credit of the indemnity fund may be applied in payment of amounts approved by the Minister towards the cost of—
  - (a) the educational program known as the Professional Development Program conducted by the Real Estate Institute of South Australia Incorporated for the benefit of agents, sales representatives and property managers; or
  - (b) the advisory service relating to the real estate industry conducted by the Real Estate Institute of South Australia Incorporated for the benefit of members of the public, including the preparation and publication of brochures and other materials as part of that service; or
  - (c) the education program known as SA HomeBuyers Free Information Seminars conducted by SA HomeBuyers Incorporated for the benefit of members of the public.

**30—Establishment and determination of claims**

- (1) For the purposes of section 32(2)(a) of the Act, written notice of the claim (citing a unique reference number by which the claim may be identified) must be given to the claimant and agent or former agent informing them of the Commissioner's receipt of the claim and including—
  - (a) in the case of a notice given to the agent or former agent—details of the claimant's name and any other contact details made available by the claimant for that purpose; and
  - (b) in all cases, an explanation of—
    - (i) the parties' rights to make submissions as to the claim under section 32(2)(b) of the Act; and
    - (ii) the parties' rights of review under section 35 of the Act against a determination of the claim by the Commissioner.

- (2) For the purposes of section 32(5) of the Act, the Commissioner must—
- (a) within 6 months after a claim is made, provide the claimant with a report as to the progress of the claim; and
  - (b) provide the claimant with subsequent progress reports, each within 6 months after the previous such report, until such time as the claim is determined.

### **31—Claimant's entitlement to compensation and interest**

For the purposes of section 37(2) of the Act, the rate of interest by which a claimant's entitlement to compensation is to be increased is 5% per annum.

## **Schedule 1—Repeal of *Land Agents Regulations 2010***

The *Land Agents Regulations 2010* are repealed.

### **Editorial note—**

As required by section 10AA(2) of the *Legislative Instruments Act 1978*, the Minister has certified that, in the Minister's opinion, it is necessary or appropriate that these regulations come into operation as set out in these regulations.

### **Made by the Governor**

with the advice and consent of the Executive Council  
on 7 August 2025

No 84 of 2025

South Australia

# Land and Business (Sale and Conveyancing) Regulations 2025

under the *Land and Business (Sale and Conveyancing) Act 1994*

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1 Repeal of *Land and Business (Sale and Conveyancing) Regulations 2010*

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## Part 1—Preliminary

### 1—Short title

These regulations may be cited as the *Land and Business (Sale and Conveyancing) Regulations 2025*.

### 2—Commencement

These regulations come into operation on 1 September 2025.

### 3—Interpretation

(1) In these regulations—

***acquired a relevant interest in the land*** has the same meaning as in section 7 of the Act;

***Act*** means the *Land and Business (Sale and Conveyancing) Act 1994*;

***council***, in relation to land being sold, means the council in whose area the land is situated;

***domestic partner*** means a person who is a domestic partner within the meaning of the *Family Relationships Act 1975*, whether declared as such under that Act or not;

***prescribed body*** means a body prescribed for the purposes of section 12(2) of the Act (see regulation 15).

(2) In these regulations, a reference to a form of a particular number is a reference to the form of that number set out in Schedule 1.

- (3) In these regulations, a reference to the type size of printed or typewritten material is to be taken to be a reference to that type size when produced in Times New Roman font.

## **Part 2—Contracts for sale of land or businesses**

### **4—Forms**

A form set out in Schedule 1 must be completed in accordance with the instructions contained in the form and, if a form indicates that a particular document is to be attached to the form, that document must be so attached.

### **5—Qualified accountant**

For the purposes of paragraph (a) of the definition of *qualified accountant* in section 3 of the Act, the required qualification in accounting is membership of—

- (a) CPA Australia; or
- (b) Chartered Accountants Australia and New Zealand; or
- (c) the Institute of Public Accountants; or
- (d) the Association of Taxation and Management Accountants; or
- (e) the National Tax and Accountants' Association Limited as a Fellow.

### **6—Cooling-off—form of certificate of legal practitioner as to independent advice**

For the purposes of section 5(7)(b) of the Act, the form of certificate set out in Form 3 Part A is approved for use by a legal practitioner certifying as to the giving of independent legal advice to a purchaser before the purchaser enters into a contract for the sale of land or a small business.

### **7—Sale of land—instalment agreements**

Pursuant to section 6(4)(b) of the Act, section 6 of the Act does not apply in relation to a contract for the sale of land by the Minister for Infrastructure and Transport, or by the Urban Renewal Authority with respect to sale deferred purchase arrangements under the Industrial and Commercial Premises Scheme.

### **8—Sale of land—form of vendor's statement**

For the purposes of section 7(1) of the Act, a statement is in the required form if it comprises—

- (a) Form 1 Parts A, B and C; and
- (b) the following headings and items of the table of particulars set out in Division 1 of the Schedule of Form 1:
  - (i) heading "1. General" and items 1.1, 1.2, 1.3 and 1.4;
  - (ii) heading "5. *Development Act 1993* (repealed)" and item 5.1;
  - (iii) heading "6. Repealed Act conditions" and item 6.1;
  - (iv) heading "29. *Planning, Development and Infrastructure Act 2016*" and items 29.1 and 29.2; and



- (c) such other items in that table as contain prescribed encumbrances or charges that affect, presently or prospectively, title to, or the possession or enjoyment of, the land subject to the sale (and the headings to those items); and
- (d) if the vendor acquired a relevant interest in the land within 12 months before the date of the contract of sale—that part of Division 2 of the Schedule of Form 1 headed "Particulars of transactions in last 12 months"; and
- (e) such other parts of Division 2 of the Schedule of Form 1 as contain the matters that affect, presently or prospectively, title to, or the possession or enjoyment of, the land subject to the sale; and
- (f) if the land subject to the sale is a community lot under the *Community Titles Act 1996* or a unit under the *Strata Titles Act 1988*—the notice in Division 3 of the Schedule of Form 1.

## **9—Sale of land—particulars required, prescribed encumbrances and prescribed matters**

For the purposes of section 7(1)(b) of the Act—

- (a) the particulars required to be set out in the vendor's statement are the particulars required by the Schedule of Form 1; and
- (b) the encumbrances specified in Division 1 of the Schedule of Form 1 are prescribed encumbrances; and
- (c) the matters specified in Division 2 of the Schedule of Form 1 are prescribed matters to the extent that they affect, presently or prospectively, title to, or the possession or enjoyment of, the land subject to the sale.

## **10—Sale of small business—form of vendor's statement**

For the purposes of section 8(1) of the Act, a statement is in the required form if it comprises—

- (a) Form 2 Parts A, B, C and D; and
- (b) Form 2 Schedule 1; and
- (c) if land is sold under a contract for the sale of a small business—
  - (i) Part 1 of the table of particulars set out in Form 2 Schedule 2 Division 1; and
  - (ii) such items in Part 2 of that table as contain prescribed encumbrances or charges that affect, presently or prospectively, title to, or the possession or enjoyment of, the land subject to the sale; and
  - (iii) if the vendor acquired a relevant interest in the land within 12 months before the date of the contract of sale—that part of Form 2 Schedule 2 Division 2 headed "Particulars of transactions in last 12 months"; and
  - (iv) such other parts of Form 2 Schedule 2 Division 2 as contain the matters that affect, presently or prospectively, title to, or the possession or enjoyment of, the land subject to the sale; and
  - (v) if the land subject to the sale is a community lot under the *Community Titles Act 1996* or a unit under the *Strata Titles Act 1988*—the notice in Form 2 Schedule 2 Division 3; and

- (d) if the matters set out under the heading "Particulars relating to environment protection" in Form 2 Schedule 2 Division 2 affect, presently or prospectively, the business subject to the sale—the parts of that Division that contain those matters; and
- (e) if—
  - (i) the business the subject of the sale involves the keeping or handling of livestock, the handling of livestock products or the handling of property in connection with such an activity; and
  - (ii) the matters set out under the heading "Particulars relating to *Livestock Act 1997*" in Form 2 Schedule 2 Division 2 affect, presently or prospectively, that business,the parts of that Division that contain those matters.

### **11—Sale of small business—prescribed particulars**

For the purposes of section 8(1)(b) of the Act, the prescribed particulars are—

- (a) the particulars set out in Form 2 Schedule 1; and
- (b) if the matters set out under the heading "Particulars relating to environment protection" in Form 2 Schedule 2 Division 2 affect, presently or prospectively, the business subject to the sale—the particulars set out in that form relating to those matters; and
- (c) if—
  - (i) the business the subject of the sale involves the keeping or handling of livestock, the handling of livestock products or the handling of property in connection with such an activity; and
  - (ii) the matters set out under the heading "Particulars relating to *Livestock Act 1997*" in Form 2 Schedule 2 Division 2 affect, presently or prospectively, that business,the particulars set out in that form relating to those matters.

### **12—Sale of small business—form of accountant's certificate**

For the purposes of section 8(2) of the Act, the certificate to be signed by or on behalf of a qualified accountant must be in the form set out in Form 2 Part D.

### **13—Sale of land—prescribed inquiries**

- (1) For the purposes of section 9(1)(a) and (2)(a) of the Act, the following inquiries in relation to land subject to a sale are prescribed:
  - (a) to inquire of the vendor as to what mortgages, charges, prescribed encumbrances and prescribed matters affect, presently or prospectively, title to, or the possession or enjoyment of, the land;
  - (b) to search any title kept at the Lands Titles Registration Office on which is entered any interest that affects, presently or prospectively, title to, or the possession or enjoyment of, the land and to obtain particulars of any such interest;

- (c) to request the vendor to produce any document in the possession of the vendor relating to any mortgage, charge or prescribed encumbrance to which the land is subject, or relating to any prescribed matter that affects, presently or prospectively, title to, or the possession or enjoyment of, the land and to inspect any document so produced;
  - (d) if a document referred to in paragraph (c) is no longer in the possession of the vendor, to take all practicable measures to inspect the original or a copy of such a document;
  - (e) to inquire from the vendor and the council as to the existence of insurance under Part 5 Division 3 of the *Building Work Contractors Act 1995* (or the repealed *Builders Licensing Act 1986*) in relation to any building work on the land;
  - (f) to inquire—
    - (i) in relation to a charge or prescribed encumbrance specified in column 1 of table 1 in Schedule 3, of the bodies specified in column 2 opposite, whether or not the council, a statutory authority or a prescribed body has the benefit of such a charge or prescribed encumbrance over the land; and
    - (ii) in relation to a matter specified in column 1 of table 2 in Schedule 3, of the bodies specified in column 2 opposite, whether or not the matter affects, presently or prospectively, title to, or the possession or enjoyment of, the land;
  - (g) to seek, from the vendor and the bodies specified in column 2 of the tables set out in Schedule 3, the particulars and documentary material required by the relevant part of the prescribed form of all mortgages, charges, prescribed encumbrances and prescribed matters in relation to which inquiries are made in accordance with paragraphs (a), (e) and (f);
  - (h) if a community lot (including a strata lot) or a development lot under the *Community Titles Act 1996* or a unit under the *Strata Titles Act 1988* is being sold, to seek from the vendor and the community or strata corporation (or, where specified, the Lands Titles Registration Office) the particulars and documentary material required by the relevant part of the prescribed form in relation to the lot or unit.
- (2) In subregulation (1), a reference to the relevant part of the prescribed form is a reference to—
- (a) in the case of the sale of land not under a contract for the sale of a business—the Schedule of Form 1; or
  - (b) in the case of the sale of land under a contract for the sale of a small business—Form 2 Schedule 2.

#### **14—Sale of land—form of agent's certificate**

For the purposes of section 9(1)(b) and (2)(b) of the Act, the certificate signed by the agent must—

- (a) if land is being sold but not under a contract for the sale of a business—be in the form set out in Form 1 Part D; or
- (b) if land is being sold under a contract for the sale of a small business—be in the form set out in Form 2 Part E.

## **15—Sale of land—provision of information etc by councils, statutory authorities and prescribed bodies**

- (1) For the purposes of section 12(1), (2) and (3) of the Act, a council, statutory authority or prescribed body must provide such particulars and documentary material as regulation 13 requires to be sought from that body.
- (2) For the purposes of section 12(2) of the Act, an administrative unit of the Public Service is a prescribed body.
- (3) For the purposes of section 12(3) of the Act, an application must be accompanied by—
  - (a) the appropriate prescribed fee; and
  - (b) the following documents:
    - (i) in the case of an application relating to land in respect of which a certificate of title has been issued under the *Real Property Act 1886*—a copy of the certificate of title;
    - (ii) in the case of an application relating to land subject to a lease granted by the Crown under an Act—a copy of the lease;
    - (iii) in any other case—a copy of a document of title that sufficiently identifies the land in relation to which the application is made.

## **16—Prescribed notice to be given to purchaser**

For the purposes of section 13A of the Act, the prescribed notice must be printed or typewritten in not smaller than 12-point type and in the form, and contain the information, set out in Schedule 2.

## **17—Defences**

For the purposes of section 16 of the Act—

- (a) the persons and bodies to which inquiries to obtain information are required to be made are as follows:
  - (i) for information relating to a mortgage, charge or prescribed encumbrance specified in column 1 of table 1 set out in Schedule 3—the persons and bodies specified in column 2 opposite;
  - (ii) for information relating to a matter specified in column 1 of table 2 set out in Schedule 3—the persons and bodies specified in column 2 opposite;
  - (iii) for information relating to a community lot (including a strata lot), a development lot or a community corporation under the *Community Titles Act 1996* or a unit or strata corporation under the *Strata Titles Act 1988*—the community or strata corporation (or, where Division 2 of the Schedule of Form 1 or Form 2 Schedule 2 Division 2 indicates that the information may be obtained from the community or strata corporation or the Lands Titles Registration Office—the community or strata corporation or the Lands Titles Registration Office); and
- (b) the certificate signed by the legal practitioner must be in the form set out in Form 3 Part A; and
- (c) the instrument of waiver signed by the purchaser must be in the form set out in Form 3 Part B.

**18—Authority to act as agent**

- (1) For the purposes of section 20(1)(c)(ii) of the Act, the prescribed number of days is 90.
- (2) For the purposes of section 20(1)(e) of the Act, a sales agency agreement must comply with the following:
  - (a) the agreement must be printed or typewritten in not smaller than 10-point type, however, variations to the sales agency agreement may be handwritten provided they are legible;
  - (b) the agreement must specify—
    - (i) the land that is the subject of the agreement (whether by street address or description sufficient to identify the land); and
    - (ii) the full names of the vendor and agent; and
    - (iii) the agent's registration number; and
    - (iv) the chattels that are included in or excluded from sale; and
    - (v) details of the circumstances in which the agent will be entitled to receive commission or fees for the sale of the land, including circumstances in which the sale may not be attributable to the agent, or may not be directly or completely attributable to the agent;
  - (c) the agreement must contain a term by which the agent warrants that the agent will comply with all the agent's obligations under the Act and these regulations and will act in the vendor's best interests.
- (3) Auctioneers are exempt from the requirements of section 20(1) and (3) of the Act insofar as they act on behalf of a vendor or purchaser in the sale of land or a business only by performing the functions of an auctioneer, including having or exercising an auctioneer's authority to sign a contract for the sale of land or a business on behalf of the vendor or purchaser after the fall of the hammer to the highest bidder at an auction.
- (4) An agent is exempt from the requirements of section 20(1) and (3) of the Act insofar as the agent acts, in the sale of land or a business, on behalf of—
  - (a) the South Australian Housing Trust; or
  - (b) the Public Trustee; or
  - (c) the Urban Renewal Authority.
- (5) An agent is exempt from the requirement of section 20(1)(c)(ii) of the Act to specify the duration of a sales agency agreement insofar as—
  - (a) the agent acts, in the sale of the land that is the subject of the agreement, on behalf of a vendor who carries on the business of a developer of land; and
  - (b) the land or part of the land has been subdivided by the vendor.
- (6) For the purposes of section 20(6a)(b)(i)(B) of the Act, the prescribed number of days is 90.
- (7) For the purposes of section 20(6a)(b)(ii) of the Act, the prescribed number of days is 180.

## 19—Requirements relating to offers to purchase residential land

For the purposes of section 21(1)(a) and (2)(a) of the Act, an offer for residential land must contain the following details:

- (a) the offer must, if it is in the form of a contract of sale document, include the following statement at the head of the document printed or typewritten in not smaller than 12-point bold type:

**Notice to purchaser:**

**This is a contract for the sale of residential land. You may be bound by the terms of this contract if it is signed by both you and the vendor. You should seek independent legal advice if you are unsure about the terms contained in this contract. It is advisable to check section 5 of the *Land and Business (Sale and Conveyancing) Act 1994* regarding any cooling-off rights that you may have and how to exercise them.;**

- (b) the offer must, in any other case—
  - (i) be headed "NOTICE OF OFFER TO PURCHASE RESIDENTIAL LAND" printed or typewritten in upper case type not smaller than 14-point followed by the following statement printed or typewritten in not smaller than 12-point bold type:

**Note:**

**This is not a contract of sale document. Both the purchaser and vendor must sign a contract of sale document before this offer becomes legally binding. An offer may be withdrawn at any time before signing a contract of sale document. If you do enter into a contract of sale, it is advisable to check section 5 of the *Land and Business (Sale and Conveyancing) Act 1994* regarding any cooling-off rights that you may have and how to exercise them.;** and

- (ii) include the following details, printed or typewritten in not smaller than 12-point type:
  - (A) the full name of the offeror;
  - (B) the land that is the subject of the offer (whether by street address or description sufficient to identify the land);
  - (C) the amount of the offer;
  - (D) any conditions to which the offer is subject (for example, finance, sale of another property or satisfactory building or land inspection report);
  - (E) the proposed date of settlement or length of time between the signing of the contract of sale and settlement.

## 20—Representations as to likely selling price in marketing residential land

Section 24A(1)(c) of the Act does not apply in relation to statements made in marketing land for sale by auction.

## **21—Financial and investment advice**

For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must—

- (a) in the case of oral advice—immediately before giving the advice, give the person warning of the matters set out in Schedule 4 orally, prefaced by the words "**I am legally required to give you this warning**"; or
- (b) in the case of written advice—at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person a notice in the form set out in Schedule 4, printed or typewritten in not smaller than 12-point type.

## **22—Agent to disclose certain benefits connected with sale or purchase**

For the purposes of section 24C(2) of the Act, the disclosure must be in the form set out in Schedule 5 printed or typewritten in not smaller than 12-point type.

## **23—Agent to supply valuation in prescribed circumstances**

- (1) For the purposes of section 24E of the Act, the prescribed circumstances in relation to the sale of land by an agent are circumstances in which—
  - (a) the agent or a sales representative or another person employed by the agent has made unsolicited contact (other than by advertisement or mail) with the owner of the land; and
  - (b) as a result of that contact, the agent has been authorised to sell the land on behalf of the owner; and
  - (c) negotiations by the agent or sales representative for the sale of the land commence or are to commence with any person without prior advertising of the land by the agent for sale to the public.
- (2) An application for the approval of the Commissioner under section 24E(1) of the Act must be made to the Commissioner in the form approved by the Commissioner.

## **24—Agent not to act for both purchaser and vendor of land or business**

Auctioneers are exempt from the application of section 24F of the Act insofar as they act on behalf of both a vendor and purchaser in the sale of land or a business only by performing the functions of an auctioneer, including having or exercising an auctioneer's authority to sign a contract for the sale of land or a business on behalf of the vendor or purchaser after the fall of the hammer to the highest bidder at an auction.

## **25—Restriction on obtaining beneficial interest in selling or appraising property**

- (1) For the purposes of section 24G(5) of the Act—
  - (a) the Commissioner may approve the obtaining by the agent or sales representative of a beneficial interest in the land or business on application by the agent or sales representative to the Commissioner in the form approved by the Commissioner; and
  - (b) the Commissioner may require the applicant to provide the Commissioner with specified information to enable the Commissioner to determine the application, verified, if the Commissioner so requires, by statutory declaration; and
  - (c) the Commissioner may refuse the application—

- (i) if the applicant has not provided the information required by the application or the Commissioner; or
  - (ii) if, in the opinion of the Commissioner—
    - (A) the information provided by the applicant is inaccurate, incomplete or calculated to mislead; or
    - (B) the agent or sales representative is not acting in the best interests of the vendor; or
    - (C) the vendor is likely to suffer detriment as a result of the transaction; or
  - (iii) if, in the case of a beneficial interest in land (whether to be obtained by the agent or sales representative in their own right or by an associate of the agent or sales representative)—
    - (A) a formal written valuation of the land has not been carried out; or
    - (B) such a valuation has been carried out but—
      - the person who carried out the valuation was not authorised to carry on business as a land valuer under the *Land Valuers Act 1994*; or
      - the person who carried out the valuation was not approved by the Commissioner; or
      - the cost of the valuation was not borne by the agent, sales representative or associate (as the case may be) who obtained the beneficial interest; or
    - (C) the vendor has not been given a copy of the land valuer's report.
- (2) For the purposes of paragraph (a)(vii) of the definition of ***associate*** in section 24G(11) of the Act, a relationship between the agent or sales representative and a person is prescribed if the agent or sales representative will, to the knowledge of the agent or sales representative, receive a benefit from the other person in connection with a transaction or dealing relating to the land or business subsequent to the agent or sales representative successfully negotiating the sale of the land or business for the vendor.
- (3) An agent is exempt from the requirements of section 24G(1) and (9) of the Act in relation to the obtaining of a beneficial interest in land or a business that the agent is authorised to sell if—
  - (a) the beneficial interest is obtained as a result of the sale of the land or business; and
  - (b) the sale is by public auction that satisfies the requirements of subregulation (7).
- (4) A sales representative employed by an agent is exempt from the requirements of section 24G(2) of the Act in relation to the obtaining of a beneficial interest in land or a business that the agent is authorised to sell if—
  - (a) the beneficial interest is obtained as a result of the sale of the land or business; and
  - (b) the sale is by public auction that satisfies the requirements of subregulation (7).



- (5) An agent is exempt from the requirements of section 24G(3) of the Act in relation to the obtaining of a beneficial interest in land or a business that the agent appraises if—
  - (a) the beneficial interest is obtained as a result of the sale of the land or business following the appraisal; and
  - (b) the sale is by public auction that satisfies the requirements of subregulation (7).
- (6) A sales representative is exempt from the requirements of section 24G(3) of the Act in relation to the obtaining of a beneficial interest in land or a business that the sales representative appraises if—
  - (a) the beneficial interest is obtained as a result of the sale of the land or business following the appraisal; and
  - (b) the sale is by public auction that satisfies the requirements of subregulation (7).
- (7) A public auction of land or a business satisfies the requirements of this subregulation if details of the auction have been advertised, at least once per week over a period of at least 2 consecutive weeks immediately before the auction, in a newspaper circulating generally throughout the State or the area in which the land or business is situated or on a website the primary function of which is to advertise real estate sales.
- (8) For the purposes of section 24G(10b) of the Act, the form prescribed for a certificate referred to in that section is the form determined by the Commissioner.

## **26—Standard conditions of auction for residential land**

For the purposes of section 24I(1) of the Act, the conditions set out in Schedule 6 are prescribed.

## **27—Preliminary actions and records required for auctions of residential land**

- (1) For the purposes of section 24J(1)(c), (e) and (j) of the Act—
  - (a) the following details relating to an auction must be included in the auction record before the commencement of the auction:
    - (i) the street address of the land or a description of the land sufficient to identify it;
    - (ii) the full name of the vendor, the responsible agent and the auctioneer;
    - (iii) the date and time of the auction;
    - (iv) for the bidders register—
      - (A) the full name and address of each person intending to bid at the auction (subject to the requirements of paragraph (c)); and
      - (B) a general description of the proof of identity produced by the person in accordance with paragraph (c) and the signature of the agent verifying that the agent has sighted it; and
      - (C) if the intending bidder is proposing to bid on behalf of another person, the full name and address of the other person and a statement that the intending bidder is proposing to bid on behalf of that person; and
  - (b) the following details relating to bidding or subsequent events must be entered in the auction record:

- (i) for the bidders register if the auction is interrupted in order to register a further person as an intending bidder in the register—
    - (A) the full name and address of the person (subject to the requirements of paragraph (c)); and
    - (B) a general description of the proof of identity produced by the person in accordance with paragraph (c) and the signature of the agent verifying that the agent has sighted it; and
    - (C) if the intending bidder is proposing to bid on behalf of another person, the full name and address of the other person and a statement that the intending bidder is proposing to bid on behalf of that person;
  - (ii) if the land is sold at the auction—
    - (A) the full name and address of the purchaser; and
    - (B) the amount for which the land was sold;
  - (iii) if the land is passed in at the auction but the auctioneer, on the same day, conducts further negotiations for the sale of the land with a person by whom, or on whose behalf, a bid for the land was made at the auction (whether or not resulting in a sale)—
    - (A) the full name and address of that person; and
    - (B) the amounts offered by that person for the land during those negotiations; and
    - (C) in the case of a resulting sale of the land on that day to that person—the amount for which the land was sold; and
- (c) details of an intending bidder must not be entered in the bidders register unless—
  - (i) the intending bidder has produced to the agent proof of their identity in the form of a drivers licence, passport, credit or debit card or gas, electricity or telephone account or similar document or card issued to the person; and
  - (ii) if the intending bidder is proposing to bid on behalf of another person, the bidder has—
    - (A) provided to the agent a written authority to so act signed by the other person; and
    - (B) produced to the agent proof of the other person's identity in the form of a drivers licence, passport, credit or debit card or gas, electricity or telephone account or similar document or card issued to the other person, or, in the case of a body corporate, the certificate of the body's incorporation.
- (2) For the purposes of subregulation (1)(c)(ii), an authority or proof of identity may be an original document or a photocopy, facsimile copy or electronically scanned copy of the original document.
- (3) There are exemptions from the application of section 24J(3) of the Act as follows:
  - (a) the responsible agent or, if a different person, the auctioneer is exempt insofar as the agent or auctioneer—

- (i) discloses or makes use of information in the auction record relating to a person accepted by the auctioneer as having made the highest bid above the reserve price for a purpose connected with the auction or sale of the land on behalf of the vendor; or
  - (ii) discloses to the vendor the name of a person registered in the bidders register (whether as a bidder or a person on whose behalf bids may be made); or
  - (iii) discloses or makes use of information in the auction record as permitted by section 24J(3) of the Act;
- (b) the vendor is exempt insofar as the vendor discloses or makes use of information in the auction record disclosed to the vendor under this regulation;
- (c) a person who has the auction record or has had access to it is exempt insofar as the person does anything with respect to the record, or information in it, for the purposes of the administration or enforcement of the Act or as required or authorised by a court or tribunal constituted by law.

## 28—Collusive practices at auctions of land or businesses

For the purposes of section 24L(3) of the Act, notice of the material parts of that section must be—

- (a) in the form set out in Schedule 7, printed or typewritten in not smaller than 12-point type; and
- (b) made available for perusal by members of the public at the place at which the auction is to be conducted for at least 30 minutes before the auction is due to commence.

## Part 3—Dual representation

### 29—Circumstances in which conveyancer may act for both parties

- (1) For the purposes of section 30 of the Act, a conveyancer is authorised to act for both the transferor and transferee, or the grantor and grantee, of property or rights under a transaction if—
  - (a) the transferor and transferee or the grantor and grantee (in this Part referred to as *both parties*)—
    - (i) are related to one another by blood, adoption or marriage; or
    - (ii) are domestic partners one of the other; or
    - (iii) are bodies corporate that are related to each other for the purposes of the *Corporations Act 2001* of the Commonwealth; or
    - (iv) are a proprietary company and a person who is a shareholder or director of that company; or
    - (v) are registered as the proprietors of the relevant land as tenants in common or joint tenants with one another; or
    - (vi) carry on business in partnership with each other; or
  - (b) the conveyancer has obtained from both parties a written acknowledgment, or general authority, in the form set out in Schedule 8.

- (2) However, a conveyancer is not authorised to act for both parties to a transaction if the conveyancer is subject to a conflict of interest in relation to the transaction.

### **30—Conveyancer must cease to act if conflict of interest arises**

- (1) If, in the course of acting for both parties to a transaction, the conveyancer becomes subject to a conflict of interest in relation to the transaction, the conveyancer must notify both parties in writing and cease to act in the matter.

Maximum penalty: \$5 000.

- (2) However, if both parties agree in writing that the conveyancer may continue to act for 1 of them, the conveyancer may continue to act for that party.

### **31—Meaning of conflict of interest**

For the purposes of this Part, a conveyancer is subject to a conflict of interest in relation to a transaction if—

- (a) the duties owed by the conveyancer to 1 party to the transaction conflict with the duties owed by the conveyancer to the other party to the transaction (for example, if the conveyancer is obliged, in fulfilling their duty to 1 party, to withhold information or advice from the other party that, by reason of the conveyancer's duty to that other party, they should not withhold); or
- (b) the conveyancer has a personal or pecuniary interest in the transaction arising otherwise than from the conveyancer's services as a conveyancer in respect of the transaction.

## **Part 4—Service of notices or documents**

### **32—Service by fax or email of vendor's statement, certificate of agent acting on behalf of purchaser or notice of amendment to vendor's statement**

The following notices or documents required or authorised to be given to or served on a person under the Act may (instead of a method of service set out in section 17 of the Act) be given to or served on the person by transmission to the person by fax or email to a fax number or email address provided by the person for the purpose (in which case the notice or document is taken to be given or served at the time of transmission of the fax or email):

- (a) a vendor's statement;
- (b) a certificate of an agent acting on behalf of a purchaser (service on purchaser) (section 9(2)(c) of the Act);
- (c) a notice of amendment to a vendor's statement (section 10 of the Act).

### **33—Method of service of other notices or documents**

- (1) The following notices or documents required or authorised to be given to or served on a person under the Act or these regulations may be given to or served on the person in accordance with subregulation (2):
  - (a) a certificate of an agent acting on behalf of a vendor (section 9(1)(ba) of the Act);
  - (b) a certificate of an agent acting on behalf of a purchaser (service on vendor) (section 9(2)(ba) of the Act);

- (c) a written guide and details of sales of comparable land and other information (section 20(2) of the Act);
  - (d) a copy of an agreement or instrument (section 20(4) of the Act);
  - (e) a copy of a variation of an agreement or instrument (section 20(6) of the Act);
  - (f) a notice of expiry (section 20(6a) of the Act);
  - (g) a notice indicating a vendor's intention not to extend a sales agency agreement (section 20(6a)(a) of the Act);
  - (h) a copy of a signed offer (section 21(1)(d) or (2)(d) of the Act);
  - (i) a notice confirming the fact that an offer was made (section 21(2a)(b) of the Act);
  - (j) a notice acknowledging a vendor's receipt of a copy of a signed offer (section 21(4) of the Act);
  - (k) a copy of a written offer for land (section 21(5)(a) of the Act);
  - (l) a notice in relation to financial or investment advice (section 24B of the Act and regulation 21(b));
  - (m) a copy of a land valuer's valuation report (section 24E(1)(b) of the Act);
  - (n) a warning notice in the form approved by the Commissioner (section 24F(4)(a) of the Act);
  - (o) a copy of a form acknowledging receipt of a warning notice (section 24F(4)(b) of the Act).
- (2) A notice or document referred to in subregulation (1) may be given to or served on a person—
- (a) by giving it to the person personally; or
  - (b) by posting it to the person at the person's address for service (in which case it is taken to be given or served at the time of posting); or
  - (c) —
    - (i) if the person is an agent—by leaving it for the agent with a person apparently responsible to the agent at the agent's address for service (being the address last notified to the Commissioner as the agent's address for service under the *Land Agents Act 1994* or an address nominated by the agent to the person giving or serving the notice or document for the purpose of the giving or service of the notice or document); or
    - (ii) in any other case—by leaving it for the person at the person's address for service of the notice or document with someone apparently over the age of 16 years,  
  
(in which case, whether left in accordance with subparagraph (i) or (ii), it is taken to be given or served at the time when it is left at the address); or
  - (d) by transmitting it to the person by fax or email to a fax number or email address provided by the person for the purpose of the giving or service of the notice or document (in which case it is taken to be given or served at the time of transmission of the fax or email).

(3) In this regulation—

***address for service*** of a person (other than an agent) in relation to a notice or document means—

- (a) an address nominated by the person for the purpose of the giving or service of the notice or document; or
- (b) if there is no such nominated address, the last known address of the person.

### **34—Service by email of signed notices or documents**

If a provision of the Act or these regulations requires a notice or other document to be signed before it is given to or served on a person, a reference in the Act or these regulations to the giving or service of that notice or document by email will be taken to include a reference to the transmission by email of an electronic copy of the signed notice or document.

## **Part 5—Miscellaneous**

### **35—Keeping of records**

For the purposes of section 37A(2) of the Act, if a person who is required to keep a document or record under Part 4 or 4A of the Act uses a computer program for the purpose, the person must ensure that—

- (a) an electronic copy of all the documents and records is made at least once in each month and kept so as to be protected against deterioration, loss, theft and unauthorised access, modification or use; and
- (b) before any information is deleted from the computer records, a hard copy of the information is made and kept by the person as part of the person's records; and
- (c) an up-to-date electronic copy of the computer program is made and kept so as to be protected against deterioration, loss, theft and unauthorised access, modification or use.

## **Schedule 1—Contracts for sale of land or businesses—forms**

### **Form 1—Vendor's statement**

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

#### **Contents**

Preliminary

Part A—Parties and land

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

Part C—Statement with respect to required particulars

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



Schedule

#### **Preliminary**

**To the purchaser:**

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

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

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

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

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

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

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

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

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

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

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

**Part A—Parties and land**

- |   |  |                          |
|---|--|--------------------------|
| 1 | Purchaser:<br>Address:   |                          |
| 2 | Purchaser's registered agent:<br>Address:  | <input type="checkbox"/> |
| 3 | Vendor:<br>Address:  |                          |
| 4 | Vendor's registered agent:<br>Address:   | <input type="checkbox"/> |
| 5 | Date of contract (if made before this statement is served):                                  |                          |
| 6 | Description of the land:<br>[Identify the land including any certificate of title reference] |                          |

## **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; or
- (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:**

\*I/We,  
of

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:

Signed:

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

□

(section 9)

**To the purchaser:**

I,

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:

Signed:

\*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
<i>[If an item is applicable, ensure that the box for the item is ticked and complete the item.]</i>		
<i>[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, <u>but not</u> in the case of—</i>		
(a)	<i>the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and</i>	
(b)	<i>the heading "5. Development Act 1993 (repealed)" and item 5.1; and</i>	
(c)	<i>the heading "6. Repealed Act conditions" and item 6.1; and</i>	
(d)	<i>the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,</i>	
<i>which must be retained as part of this statement whether applicable or not.]</i>		
<i>[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 <b>bold type</b> must be set out in column 3 and all other particulars must be set out in column 2.]</i>		
<i>[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 <u>each</u> such mortgage, charge or prescribed encumbrance.]</i>		
<i>[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 <u>all</u> 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.]</i>		

**1. General**

<b>1.1</b>	Mortgage of land	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
	<b><i>[Note—</i></b>	<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[ ]
	<i>Do not omit this item.</i>	<b><i>Are there attachments?</i></b>	[ ]
	<i>The item and its heading must be included in the statement even if not applicable.]</i>	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Number of mortgage (if registered):	
		Name of mortgagee:	
<b>1.2</b>	Easement (whether over the land or annexed to the land)	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
	<b><i>Note—</i></b>	<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[ ]
		<b><i>Are there attachments?</i></b>	[ ]
		<i>If YES, identify the attachment(s)</i>	

	<p>"Easement" includes rights of way and party wall rights.</p> <p><b>[Note—</b></p> <p><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p>(and, if applicable, the part(s) containing the particulars):</p> <p>Description of land subject to easement:</p> <p>Nature of easement:</p> <p>Are you aware of any encroachment on the easement?</p> <p>[   ]</p> <p>If YES, give details:</p> <p>If there is an encroachment, has approval for the encroachment been given?</p> <p>[   ]</p> <p>If YES, give details:</p>
<p><b>1.3</b></p>	<p>Restrictive covenant</p> <p><b>[Note—</b></p> <p><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><b><i>Is this item applicable?</i></b> <input type="checkbox"/></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [   ]</p> <p><b><i>Are there attachments?</i></b> [   ]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Nature of restrictive covenant:</p> <p>Name of person in whose favour restrictive covenant operates:</p> <p>Does the restrictive covenant affect the whole of the land being acquired?</p> <p>[   ]</p> <p>If NO, give details:</p> <p>Does the restrictive covenant affect land other than that being acquired?</p> <p>[   ]</p>
<p><b>1.4</b></p>	<p>Lease, agreement for lease, tenancy agreement or licence</p> <p>(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.)</p> <p><b>[Note—</b></p> <p><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><b><i>Is this item applicable?</i></b> <input type="checkbox"/></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [   ]</p> <p><b><i>Are there attachments?</i></b> [   ]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc:</p> <p>From     to</p> <p>Amount of rent or licence fee:</p> <p>\$     per     (period)</p> <p>Is the lease, agreement for lease etc in writing?</p> <p>[   ]</p>

		<p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify—</p> <p>(a) the Act under which the lease or licence was granted:</p> <p>(b) the outstanding amounts due (including any interest or penalty):</p>	
1.5	Caveat	<p><b><i>Is this item applicable?</i></b></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b></p> <p><b><i>Are there attachments?</i></b>  <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Name and address of caveator:</p> <p>Particulars of interest claimed:</p>	<p><input type="checkbox"/></p> <p>[   ]</p> <p>[   ]</p>
1.6	Lien or notice of a lien	<p><b><i>Is this item applicable?</i></b></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b></p> <p><b><i>Are there attachments?</i></b>  <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Land or other property subject to lien:</p> <p>Nature of lien:</p> <p>Name and address of person who has imposed lien or given notice of it:</p>	<p><input type="checkbox"/></p> <p>[   ]</p> <p>[   ]</p>
<b>2. Aboriginal Heritage Act 1988</b>			
2.1	section 9—Registration in central archives of an Aboriginal site or object	<p><b><i>Is this item applicable?</i></b></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b></p> <p><b><i>Are there attachments?</i></b>  <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Particulars of register entry:</p>	<p><input type="checkbox"/></p> <p>[   ]</p> <p>[   ]</p>
2.2	section 24—Directions prohibiting or restricting access to, or activities on, a site or an area surrounding a site	<p><b><i>Is this item applicable?</i></b></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b></p> <p><b><i>Are there attachments?</i></b>  <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of notice:</p> <p>Site or area to which notice relates:</p>	<p><input type="checkbox"/></p> <p>[   ]</p> <p>[   ]</p>

		Directions (as stated in notice):	
2.3	Part 3 Division 6—Aboriginal heritage agreement	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of agreement:	
		Description of property subject to agreement:	
		Names of parties:	
		Terms of agreement:	
<b>3. Burial and Cremation Act 2013</b>			
3.1	section 8—Human remains interred on land	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Have human remains been interred on the land that will not be exhumed prior to settlement? [   ]	
		GPS coordinates of the remains:	
<b>4. Crown Rates and Taxes Recovery Act 1945</b>			
4.1	section 5—Notice requiring payment	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Land in respect of which Crown rates and taxes are owing:	
		Amount owing (as stated in the notice):	
<b>5. Development Act 1993 (repealed)</b>			
5.1		<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	

	section 42—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>	Condition(s) of authorisation:	
5.2	section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	<b><i>Is this item applicable?</i></b>  <b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>  <b><i>Are there attachments?</i></b> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>  Date requirement given:  Name of body giving requirement:  Nature of requirement:  Contribution payable (if any):	<input type="checkbox"/>  [   ]  [   ]
5.3	section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	<b><i>Is this item applicable?</i></b>  <b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>  <b><i>Are there attachments?</i></b> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>  Date of agreement:  Names of parties:  Terms of agreement:  Contribution payable (if any):	<input type="checkbox"/>  [   ]  [   ]
5.4	section 55—Order to remove or perform work	<b><i>Is this item applicable?</i></b>  <b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>  <b><i>Are there attachments?</i></b> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>  Date of order:  Terms of order:  Building work (if any) required to be carried out:  Amount payable (if any):	<input type="checkbox"/>  [   ]  [   ]
5.5		<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>

	section 56—Notice to complete development	<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s)</i>	
		<i>(and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Requirements of notice:	
		Building work (if any) required to be carried out:	
		Amount payable (if any):	
<b>5.6</b>	section 57—Land management agreement	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s)</i>	
		<i>(and, if applicable, the part(s) containing the particulars):</i>	
		Date of agreement:	
		Names of parties:	
		Terms of agreement:	
<b>5.7</b>	section 60—Notice of intention by building owner	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s)</i>	
		<i>(and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Building work proposed (as stated in the notice):	
		Other building work as required pursuant to the Act:	
<b>5.8</b>	section 69—Emergency order	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s)</i>	
		<i>(and, if applicable, the part(s) containing the particulars):</i>	
		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):	
<b>5.9</b>	section 71—Fire safety notice	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Name of authority giving notice:	
		Requirements of notice:	
		Building work (if any) required to be carried out:	
		Amount payable (if any):	
<b>5.10</b>	section 84—Enforcement notice	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date notice given:	
		Name of relevant authority giving notice:	
		Nature of directions contained in notice:	
		Building work (if any) required to be carried out:	
		Amount payable (if any):	
<b>5.11</b>	section 85(6), 85(10) or 106— Enforcement order	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		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:	
<b>5.12</b>	Part 11 Division 2—Proceedings	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>

		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of commencement of proceedings:	
		Date of determination or order (if any):	
		Terms of determination or order (if any):	

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**6. Repealed Act conditions**

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<b>6.1</b>	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 1967</i> (repealed)	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Nature of condition(s):	

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

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**7. Emergency Services Funding Act 1998**

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<b>7.1</b>	section 16—Notice to pay levy	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Amount of levy payable:	

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**8. Environment Protection Act 1993**

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<b>8.1</b>	section 59—Environment performance agreement that is registered in relation to the land	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of agreement:	

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<b>8.2</b>		<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
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	section 93—Environment protection order that is registered in relation to the land	<p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [   ]</p> <p><b><i>Are there attachments?</i></b> [   ]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of issue:</p> <p>Compliance date(s) specified in the order:</p>
8.3	section 93A—Environment protection order relating to cessation of activity that is registered in relation to the land	<p><b><i>Is this item applicable?</i></b> <input type="checkbox"/></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [   ]</p> <p><b><i>Are there attachments?</i></b> [   ]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of issue:</p> <p>Compliance date(s) specified in the order:</p>
8.4	section 99—Clean-up order that is registered in relation to the land	<p><b><i>Is this item applicable?</i></b> <input type="checkbox"/></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [   ]</p> <p><b><i>Are there attachments?</i></b> [   ]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of issue:</p> <p>Compliance date(s) specified in the order:</p> <p>Amount of charge on the land (if applicable and known):</p>
8.5	section 100—Clean-up authorisation that is registered in relation to the land	<p><b><i>Is this item applicable?</i></b> <input type="checkbox"/></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [   ]</p> <p><b><i>Are there attachments?</i></b> [   ]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of issue:</p> <p>Amount of charge on the land (if known):</p>
8.6	section 103H—Site contamination assessment order that is registered in relation to the land	<p><b><i>Is this item applicable?</i></b> <input type="checkbox"/></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [   ]</p> <p><b><i>Are there attachments?</i></b> [   ]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of issue:</p>

		Compliance date(s) specified in the order:	
		Amount of charge on the land (if applicable and known):	
8.7	section 103J—Site remediation order that is registered in relation to the land	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of issue:	
		Compliance date(s) specified in the order:	
		Amount of charge on the land (if applicable and known):	
8.8	section 103N—Notice of declaration of special management area in relation to the land (due to possible existence of site contamination)	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Date of Gazette in which notice published:	
		Description of area or areas to which the notice relates:	
8.9	section 103P—Notation of site contamination audit report in relation to the land	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notation:	
		<b>Note—</b>	
		Site contamination audit reports are kept by the EPA in the public register under section 109 of the <i>Environment Protection Act 1993</i> .	
8.10	section 103S—Notice of prohibition or restriction on taking water affected by site contamination in relation to the land	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	

Date of notice:

Date of Gazette in which notice published:

Description of the water to which the notice relates:

Particulars given in the notice of the site contamination affecting the water:

### 9. Fences Act 1975

9.1	section 5—Notice of intention to perform fencing work	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[    ]
		<b><i>Are there attachments?</i></b>	[    ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Name and address of person to whom notice was given or from whom notice was received:	
		Particulars of relevant boundary:	
		Kind of fence proposed to be constructed or nature of work proposed to be done to existing fence:	
		Cost or estimated cost of fence or work (as stated in the notice):	
		Amount sought by proponent from adjoining owner (as stated in the notice):	
		If there is a cross-notice under section 6, give details of—	
		(a) the proposals objected to:	
		(b) the counter-proposals:	

### 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	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[    ]
		<b><i>Are there attachments?</i></b>	[    ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Person or body who issued notice:	
		Requirements of notice (as stated therein):	
		Amount payable (if any):	

### 11. Food Act 2001

11.1	section 44—Improvement notice	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
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		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Name of authorised officer who served notice:	
		Name of authority that appointed officer:	
		Requirements of notice:	
<b>11.2</b>	section 46—Prohibition order	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of order:	
		Name of authority or person who served order:	
		Requirements of order:	
<hr/>			
<b>12. Ground Water (Qualco-Sunlands) Control Act 2000</b>			
<b>12.1</b>	Part 6—Risk management allocation	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Is a waterlogging and salinity risk management allocation attached to the whole or any part of the land?	[   ]
		If YES, give details of the allocation and the land to which it is attached:	
<b>12.2</b>	section 56—Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Amount payable (as stated in notice):	

**13. Heritage Places Act 1993**

<b>13.1</b>	section 14(2)(b)—Registration of an object of heritage significance	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of registration:	
		Description and location of object registered:	
<b>13.2</b>	section 17 or 18—Provisional registration or registration	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Description of place registered:	
		Has the place been designated as a place of geological, palaeontological or speleological significance or archaeological significance?	[   ]
		If YES, give details:	
<b>13.3</b>	section 30—Stop order	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of order:	
		Terms of order:	
<b>13.4</b>	Part 6—Heritage agreement	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of agreement:	
		Description of property subject to agreement:	
		Names of parties:	
		Terms of agreement:	
<b>13.5</b>		<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>

section 38—"No development" order	<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
	<b><i>Are there attachments?</i></b>	[   ]
	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
	Date of order:	
	Terms of order:	
<b>14. Highways Act 1926</b>		
<b>14.1</b> Part 2A—Establishment of control of access from any road abutting the land	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
	<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
	<b><i>Are there attachments?</i></b>	[   ]
	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
	Date of establishment of control of access:	
	Description of boundary of land affected:	
<b>15. Housing Improvement Act 1940 (repealed)</b>		
<b>15.1</b> section 23—Declaration that house is undesirable or unfit for human habitation	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
	<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
	<b><i>Are there attachments?</i></b>	[   ]
	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
	Date of declaration:	
	Those particulars required to be provided by a council under section 23:	
<b>15.2</b> Part 7 (rent control for substandard houses)—Notice or declaration	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
	<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
	<b><i>Are there attachments?</i></b>	[   ]
	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
	Date of notice or declaration:	
	Those particulars required to be provided by the housing authority under section 60:	
<b>16. Housing Improvement Act 2016</b>		
<b>16.1</b> Part 3 Division 1—Assessment, improvement or demolition orders	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
	<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]



		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of order:	
		Those particulars required to be provided by the Minister under section 14 or 15 (if applicable):	
<b>16.2</b>	section 22—Notice to vacate premises	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Name of authority that issued the notice:	
		Date by which the premises must be vacated:	
<b>16.3</b>	section 25—Rent control notice	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Maximum rent payable (per week):	
<b>17. Land Acquisition Act 1969</b>			
<b>17.1</b>	section 10—Notice of intention to acquire	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Name of Authority who served notice:	
		Description of land intended to be acquired (as described in the notice):	
<b>18. Landscape South Australia Act 2019</b>			
<b>18.1</b>	section 72—Notice to pay levy in respect of costs of regional landscape board	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]

		<p><b><i>Are there attachments?</i></b> [ ]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of notice:</p> <p>Amount of levy payable:</p>
<b>18.2</b>	section 78—Notice to pay levy in respect of right to take water or taking of water	<p><b><i>Is this item applicable?</i></b> <input type="checkbox"/></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [ ]</p> <p><b><i>Are there attachments?</i></b> [ ]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of notice:</p> <p>Amount of levy payable:</p>
<b>18.3</b>	section 99—Notice to prepare an action plan for compliance with general statutory duty	<p><b><i>Is this item applicable?</i></b> <input type="checkbox"/></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [ ]</p> <p><b><i>Are there attachments?</i></b> [ ]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of notice:</p> <p>Name of authority or person that issued notice:</p> <p>Requirements of notice (as specified therein):</p>
<b>18.4</b>	section 107—Notice to rectify effects of unauthorised activity	<p><b><i>Is this item applicable?</i></b> <input type="checkbox"/></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [ ]</p> <p><b><i>Are there attachments?</i></b> [ ]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of notice:</p> <p>Name of relevant authority that issued notice:</p> <p>Requirements of notice (as specified therein):</p>
<b>18.5</b>	section 108—Notice to maintain watercourse or lake in good condition	<p><b><i>Is this item applicable?</i></b> <input type="checkbox"/></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [ ]</p> <p><b><i>Are there attachments?</i></b> [ ]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of notice:</p>

		Name of relevant authority that issued notice:	
		Requirements of notice (as specified therein):	
<b>18.6</b>	section 109—Notice restricting the taking of water or directing action in relation to the taking of water	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Water resource to which notice applies:	
		Requirements of notice (as specified therein):	
<b>18.7</b>	section 111—Notice to remove or modify a dam, embankment, wall or other obstruction or object	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Requirements of notice (as specified therein):	
<b>18.8</b>	section 112—Permit (or condition of a permit) that remains in force	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of permit:	
		Name of relevant authority that granted permit:	
		Condition(s) of permit:	
<b>18.9</b>	section 120—Notice to take remedial or other action in relation to a well	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Location of well:	
		Requirements of notice (as specified therein):	
<b>18.10</b>		<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>

	section 135—Water resource works approval	<b>Will this be discharged or satisfied prior to or at settlement?</b>	[   ]
		<b>Are there attachments?</b>	[   ]
		<i>If YES, identify the attachment(s)</i>	
		<i>(and, if applicable, the part(s) containing the particulars):</i>	
		Details of site where works are authorised:	
<b>18.11</b>	section 142—Site use approval	<b>Is this item applicable?</b>	<input type="checkbox"/>
		<b>Will this be discharged or satisfied prior to or at settlement?</b>	[   ]
		<b>Are there attachments?</b>	[   ]
		<i>If YES, identify the attachment(s)</i>	
		<i>(and, if applicable, the part(s) containing the particulars):</i>	
		Details of location where water use is allowed:	
<b>18.12</b>	section 166—Forest water licence	<b>Is this item applicable?</b>	<input type="checkbox"/>
		<b>Will this be discharged or satisfied prior to or at settlement?</b>	[   ]
		<b>Are there attachments?</b>	[   ]
		<i>If YES, identify the attachment(s)</i>	
		<i>(and, if applicable, the part(s) containing the particulars):</i>	
		Details of location of forest to which licence relates:	
<b>18.13</b>	section 191—Notice of instruction as to keeping or management of animal or plant	<b>Is this item applicable?</b>	<input type="checkbox"/>
		<b>Will this be discharged or satisfied prior to or at settlement?</b>	[   ]
		<b>Are there attachments?</b>	[   ]
		<i>If YES, identify the attachment(s)</i>	
		<i>(and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Name of authorised officer who issued notice:	
		Requirements of notice (as specified therein):	
<b>18.14</b>	section 193—Notice to comply with action order for the destruction or control of animals or plants	<b>Is this item applicable?</b>	<input type="checkbox"/>
		<b>Will this be discharged or satisfied prior to or at settlement?</b>	[   ]
		<b>Are there attachments?</b>	[   ]
		<i>If YES, identify the attachment(s)</i>	
		<i>(and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Name of authorised officer who issued notice:	
		Requirements of notice (as specified therein):	
<b>18.15</b>		<b>Is this item applicable?</b>	<input type="checkbox"/>

	section 194—Notice to pay costs of destruction or control of animals or plants on road reserve	<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>  <b><i>Are there attachments?</i></b> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>  Date of notice:  Name of authority that issued notice:  Amount payable (as specified in notice):	[   ]  [   ]
<b>18.16</b>	section 196—Notice requiring control or quarantine of animal or plant	<b><i>Is this item applicable?</i></b>  <b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>  <b><i>Are there attachments?</i></b> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>  Date of notice:  Requirements of notice (as specified therein):	<input type="checkbox"/>  [   ]  [   ]
<b>18.17</b>	section 207—Protection order to secure compliance with specified provisions of the Act	<b><i>Is this item applicable?</i></b>  <b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>  <b><i>Are there attachments?</i></b> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>  Date of order:  Name of authority or person who issued order:  Requirements of order (as specified therein):	<input type="checkbox"/>  [   ]  [   ]
<b>18.18</b>	section 209—Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	<b><i>Is this item applicable?</i></b>  <b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>  <b><i>Are there attachments?</i></b> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>  Date of order:  Name of authority or person who issued order:  Requirements of order (as specified therein):	<input type="checkbox"/>  [   ]  [   ]
<b>18.19</b>		<b><i>Is this item applicable?</i></b>  <b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	<input type="checkbox"/>  [   ]

	section 211—Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	<b><i>Are there attachments?</i></b> <i>If YES, identify the attachment(s)</i> <i>(and, if applicable, the part(s) containing the</i> <i>particulars):</i>	[    ]
		Date of authorisation:  Name of relevant authority that issued authorisation:  Person authorised to take action:  Requirements of authorisation (as specified therein):	
<b>18.20</b>	section 215—Orders made by ERD Court	<b><i>Is this item applicable?</i></b>  <b><i>Will this be discharged or satisfied prior to or</i></b> <b><i>at settlement?</i></b>  <b><i>Are there attachments?</i></b> <i>If YES, identify the attachment(s)</i> <i>(and, if applicable, the part(s) containing the</i> <i>particulars):</i>  Date of order:  Names of parties:  Requirements of order:	<input type="checkbox"/>  [    ]  [    ]
<b>18.21</b>	section 219—Management agreements	<b><i>Is this item applicable?</i></b>  <b><i>Will this be discharged or satisfied prior to or</i></b> <b><i>at settlement?</i></b>  <b><i>Are there attachments?</i></b> <i>If YES, identify the attachment(s)</i> <i>(and, if applicable, the part(s) containing the</i> <i>particulars):</i>  Date of agreement:  Names of parties:  Requirements of agreement:	<input type="checkbox"/>  [    ]  [    ]
<b>18.22</b>	section 235—Additional orders on conviction	<b><i>Is this item applicable?</i></b>  <b><i>Will this be discharged or satisfied prior to or</i></b> <b><i>at settlement?</i></b>  <b><i>Are there attachments?</i></b> <i>If YES, identify the attachment(s)</i> <i>(and, if applicable, the part(s) containing the</i> <i>particulars):</i>  Date of conviction:  Name of court by which conviction is recorded:  Requirements of additional order(s):	<input type="checkbox"/>  [    ]  [    ]
<b>19. Land Tax Act 1936</b>			
<b>19.1</b>		<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>

<hr/> Notice, order or demand for payment of land tax	<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[    ]
	<b><i>Are there attachments?</i></b>	[    ]
	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
	Date of notice, order or demand:	
	Amount payable (as stated in the notice):	
<hr/>		
<b>20. Local Government Act 1934 (repealed)</b>		
<b>20.1</b> Notice, order, declaration, charge, claim or demand given or made under the Act	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
	<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[    ]
	<b><i>Are there attachments?</i></b>	[    ]
	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
	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):	
<hr/>		
<b>21. Local Government Act 1999</b>		
<b>21.1</b> Notice, order, declaration, charge, claim or demand given or made under the Act	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
	<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[    ]
	<b><i>Are there attachments?</i></b>	[    ]
	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
	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):	
<hr/>		
<b>22. Local Nuisance and Litter Control Act 2016</b>		
<b>22.1</b> section 30—Nuisance or litter abatement notice	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
	<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[    ]

***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:

### **24. Mining Act 1971**

**24.1** Mineral tenement (other than an exploration licence) ***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):*

Type of tenement:

Terms of tenement:

Condition(s) (if any) the tenement is subject  
to:

**24.2** section 9AA—Notice, agreement or order to waive exemption from authorised operations ***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, agreement or order:

Description of land subject to notice,  
agreement or order:

Names of parties:

Period of waiver:



		Terms (and condition(s), if any) of notice, agreement or order:	
<b>24.3</b>	section 56T(1)—Consent to a change in authorised operations	<b><i>Is this item applicable?</i></b> <b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> <b><i>Are there attachments?</i></b> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Date of consent: Description of property subject to consent: Name of tenement holder who sought consent: Name of person who gave consent: Terms of consent:	<input type="checkbox"/> [   ] [   ]
<b>24.4</b>	section 58(a)—Agreement authorising tenement holder to enter land	<b><i>Is this item applicable?</i></b> <b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> <b><i>Are there attachments?</i></b> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Date of agreement: Description of property subject to agreement: Names of parties: Terms of agreement:	<input type="checkbox"/> [   ] [   ]
<b>24.5</b>	section 58A—Notice of intention to commence authorised operations or apply for lease or licence	<b><i>Is this item applicable?</i></b> <b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> <b><i>Are there attachments?</i></b> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Date of notice: Description of property subject to notice: Name of person who served notice: Name of person on whom notice was served: Terms of notice:	<input type="checkbox"/> [   ] [   ]
<b>24.6</b>	section 61—Agreement or order to pay compensation for authorised operations	<b><i>Is this item applicable?</i></b> <b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	<input type="checkbox"/> [   ]

		<p><b><i>Are there attachments?</i></b> [   ]</p> <p><i>If YES, identify the attachment(s)</i>  <i>(and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of agreement or order:</p> <p>Description of property subject to agreement or order:</p> <p>Names of parties:</p> <p>Terms of agreement or order:</p>
<b>24.7</b>	section 75(1)—Consent relating to extractive minerals	<p><b><i>Is this item applicable?</i></b> <input type="checkbox"/></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [   ]</p> <p><b><i>Are there attachments?</i></b> [   ]</p> <p><i>If YES, identify the attachment(s)</i>  <i>(and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of consent:</p> <p>Description of property subject to consent:</p> <p>Name of tenement holder who sought consent:</p> <p>Name of person who gave consent:</p> <p>Terms of consent:</p>
<b>24.8</b>	section 82(1)—Deemed consent or agreement	<p><b><i>Is this item applicable?</i></b> <input type="checkbox"/></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [   ]</p> <p><b><i>Are there attachments?</i></b> [   ]</p> <p><i>If YES, identify the attachment(s)</i>  <i>(and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of consent or agreement:</p> <p>Description of property subject to consent or agreement:</p> <p>Name of owner of the land/tenement holder deemed to have provided consent or agreement:</p> <p>Terms of consent or agreement:</p>
<b>24.9</b>	Proclamation with respect to a private mine	<p><b><i>Is this item applicable?</i></b> <input type="checkbox"/></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [   ]</p> <p><b><i>Are there attachments?</i></b> [   ]</p> <p><i>If YES, identify the attachment(s)</i>  <i>(and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of proclamation:</p>

**25. Native Vegetation Act 1991**

<b>25.1</b>	Part 4 Division 1—Heritage agreement	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of agreement:	
		Description of property subject to agreement:	
		Names of parties:	
		Terms of agreement:	
<b>25.2</b>	section 25C—Conditions of approval regarding achievement of environmental benefit by accredited third party provider	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of approval:	
		Condition(s) of approval:	
<b>25.3</b>	section 25D—Management agreement	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of agreement:	
		Names of parties:	
		Terms of agreement:	
<b>25.4</b>	Part 5 Division 1—Refusal to grant consent, or condition of a consent, to clear native vegetation	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of refusal or grant of consent:	
		If consent given, condition(s) (if any) of the consent:	

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

<b>26.1</b>	section 97—Notice to pay levy in respect of costs of regional NRM board	<p><b><i>Is this item applicable?</i></b> <input type="checkbox"/></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [   ]</p> <p><b><i>Are there attachments?</i></b> [   ]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of notice:</p> <p>Amount of levy payable:</p>
<b>26.2</b>	section 123—Notice to prepare an action plan for compliance with general statutory duty	<p><b><i>Is this item applicable?</i></b> <input type="checkbox"/></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [   ]</p> <p><b><i>Are there attachments?</i></b> [   ]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of notice:</p> <p>Name of authority or person that issued notice:</p> <p>Requirements of notice (as specified therein):</p>
<b>26.3</b>	section 134—Notice to remove or modify a dam, embankment, wall or other obstruction or object	<p><b><i>Is this item applicable?</i></b> <input type="checkbox"/></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [   ]</p> <p><b><i>Are there attachments?</i></b> [   ]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of notice:</p> <p>Requirements of notice (as specified therein):</p>
<b>26.4</b>	section 135—Condition (that remains in force) of a permit	<p><b><i>Is this item applicable?</i></b> <input type="checkbox"/></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [   ]</p> <p><b><i>Are there attachments?</i></b> [   ]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of permit:</p> <p>Name of relevant authority that granted permit:</p> <p>Condition(s) of permit:</p>
<b>26.5</b>	section 181—Notice of instruction as to keeping or management of animal or plant	<p><b><i>Is this item applicable?</i></b> <input type="checkbox"/></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [   ]</p>

		<b><i>Are there attachments?</i></b> [ ] <i>If YES, identify the attachment(s)</i> <i>(and, if applicable, the part(s) containing the particulars):</i> Date of notice: Name of authorised officer who issued notice: Requirements of notice (as specified therein):
26.6	section 183—Notice to prepare an action plan for the destruction or control of animals or plants	<b><i>Is this item applicable?</i></b> <input type="checkbox"/> <b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [ ] <b><i>Are there attachments?</i></b> [ ] <i>If YES, identify the attachment(s)</i> <i>(and, if applicable, the part(s) containing the particulars):</i> Date of notice: Name of authorised officer who issued notice: Requirements of notice (as specified therein):
26.7	section 185—Notice to pay costs of destruction or control of animals or plants on road reserve	<b><i>Is this item applicable?</i></b> <input type="checkbox"/> <b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [ ] <b><i>Are there attachments?</i></b> [ ] <i>If YES, identify the attachment(s)</i> <i>(and, if applicable, the part(s) containing the particulars):</i> Date of notice: Name of authority that issued notice: Amount payable (as specified in notice):
26.8	section 187—Notice requiring control or quarantine of animal or plant	<b><i>Is this item applicable?</i></b> <input type="checkbox"/> <b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [ ] <b><i>Are there attachments?</i></b> [ ] <i>If YES, identify the attachment(s)</i> <i>(and, if applicable, the part(s) containing the particulars):</i> Date of notice: Requirements of notice (as specified therein):
26.9	section 193—Protection order to secure compliance with specified provisions of the Act	<b><i>Is this item applicable?</i></b> <input type="checkbox"/> <b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [ ] <b><i>Are there attachments?</i></b> [ ] <i>If YES, identify the attachment(s)</i> <i>(and, if applicable, the part(s) containing the particulars):</i> Date of order:

		Name of authority or person who issued order:	
		Requirements of order (as specified therein):	
<b>26.10</b>	section 195—Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of order:	
		Name of authority or person who issued order:	
		Requirements of order (as specified therein):	
<b>26.11</b>	section 197—Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of authorisation:	
		Name of relevant authority that issued authorisation:	
		Person authorised to take action:	
		Requirements of authorisation (as specified therein):	
<hr/>			
<b>27. Outback Communities (Administration and Management) Act 2009</b>			
<b>27.1</b>	section 21—Notice of levy or contribution payable	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Name of person or body giving notice:	
		Type of levy or contribution:	
		Amount payable (as stated in notice):	
<hr/>			
<b>28. Phylloxera and Grape Industry Act 1995</b>			
<b>28.1</b>	section 23(1)—Notice of contribution payable	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]

***Are there attachments?*** [ ]

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

Date of notice:

Name of person or body giving notice:

Terms of notice:

Amount payable (as stated in notice):

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

**29.1** Part 5—Planning and Design Code ***Is this item applicable?*** ☐

***[Note—***

*Do not omit this item.  
The item and its heading  
must be included in the  
statement even if not  
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):*

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

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

**29.2** ***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):*

	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>	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	<b><i>Is this item applicable?</i></b> <input type="checkbox"/>  <b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [   ]  <b><i>Are there attachments?</i></b> [   ] <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>  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	<b><i>Is this item applicable?</i></b> <input type="checkbox"/>  <b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [   ]  <b><i>Are there attachments?</i></b> [   ] <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>  Date of notice:  Name of person requesting access:  Reason for which access is sought (as stated in the notice):  Activity or work to be carried out:
29.5	section 141—Order to remove or perform work	<b><i>Is this item applicable?</i></b> <input type="checkbox"/>  <b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> [   ]  <b><i>Are there attachments?</i></b> [   ] <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>  Date of order:  Terms of order:  Building work (if any) required to be carried out:



		Amount payable (if any):	
<b>29.6</b>	section 142—Notice to complete development	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Requirements of notice:	
		Building work (if any) required to be carried out:	
		Amount payable (if any):	
<b>29.7</b>	section 155—Emergency order	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		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):	
<b>29.8</b>	section 157—Fire safety notice	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Name of authority giving notice:	
		Requirements of notice:	
		Building work (if any) required to be carried out:	
		Amount payable (if any):	
<b>29.9</b>	section 192 or 193—Land management agreement	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]

		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of agreement:	
		Names of parties:	
		Terms of agreement:	
<b>29.10</b>	section 198(1)—Requirement to vest land in a council or the Crown to be held as open space	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date requirement given:	
		Name of body giving requirement:	
		Nature of requirement:	
		Contribution payable (if any):	
<b>29.11</b>	section 198(2)—Agreement to vest land in a council or the Crown to be held as open space	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of agreement:	
		Names of parties:	
		Terms of agreement:	
		Contribution payable (if any):	
<b>29.12</b>	Part 16 Division 1—Proceedings	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of commencement of proceedings:	
		Date of determination or order (if any):	
		Terms of determination or order (if any):	
<b>29.13</b>	section 213—Enforcement notice	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]

		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		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):	
<b>29.14</b>	section 214(6), 214(10) or 222— Enforcement order	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		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:	
<hr/>			
<b>30. Plant Health Act 2009</b>			
<b>30.1</b>	section 8 or 9—Notice or order concerning pests	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice or order:	
		Date of Gazette in which notice published (if applicable):	
		Nature of requirement, restriction or prohibition:	
<hr/>			
<b>31. Public and Environmental Health Act 1987 (repealed)</b>			
<b>31.1</b>	Part 3—Notice	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]

		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Name of council or other authority giving notice:	
		Requirements of notice:	
<b>31.2</b>	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval</i>	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of approval:	
		Name of relevant authority that granted the approval:	
		Condition(s) of approval:	
<b>31.3</b>	<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)</i>	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of order:	
		Name of relevant authority giving order:	
		Requirements of order:	
<hr/>			
<b><i>32. South Australian Public Health Act 2011</i></b>			
<b>32.1</b>	<i>section 66—Direction or requirement to avert spread of disease</i>	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of direction or requirement:	
		Name of authority giving direction or making requirement:	
		Nature of direction or requirement:	
<b>32.2</b>	<i>section 92—Notice</i>	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]

		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Name of council or other relevant authority giving notice:	
		Requirements of notice:	
<b>32.3</b>	<i>South Australian Public Health (Wastewater) Regulations 2013 Part 4—Condition (that continues to apply) of an approval</i>	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of approval:	
		Name of person or body that granted the approval:	
		Condition(s) of approval:	
<hr/>			
<b>33. <i>Upper South East Dryland Salinity and Flood Management Act 2002 (expired)</i></b>			
<b>33.1</b>	section 23—Notice of contribution payable	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Terms of notice:	
		Amount payable:	
<hr/>			
<b>34. <i>Water Industry Act 2012</i></b>			
<b>34.1</b>	Notice or order under the Act requiring payment of charges or other amounts or making other requirement	<b><i>Is this item applicable?</i></b>	<input type="checkbox"/>
		<b><i>Will this be discharged or satisfied prior to or at settlement?</i></b>	[   ]
		<b><i>Are there attachments?</i></b>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice or order:	
		Name of person or body who served notice or order:	
		Amount payable (if any) as specified in the notice or order:	
		Nature of other requirement made (if any) as specified in the notice or order:	

**35. *Water Resources Act 1997* (repealed)**

<b>35.1</b>	section 18—Condition (that remains in force) of a permit	<i><b>Is this item applicable?</b></i>	<input type="checkbox"/>
		<i><b>Will this be discharged or satisfied prior to or at settlement?</b></i>	[   ]
		<i><b>Are there attachments?</b></i>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of permit:	
		Name of relevant authority that granted permit:	
		Condition(s) of permit:	
<b>35.2</b>	section 125 (or a corresponding previous enactment)—Notice to pay levy	<i><b>Is this item applicable?</b></i>	<input type="checkbox"/>
		<i><b>Will this be discharged or satisfied prior to or at settlement?</b></i>	[   ]
		<i><b>Are there attachments?</b></i>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Amount of levy payable:	

**36. Other charges**

<b>36.1</b>	Charge of any kind affecting the land (not included in another item)	<i><b>Is this item applicable?</b></i>	<input type="checkbox"/>
		<i><b>Will this be discharged or satisfied prior to or at settlement?</b></i>	[   ]
		<i><b>Are there attachments?</b></i>	[   ]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Person or body in whose favour charge exists:	
		Nature of charge:	
		Amount of charge (if known):	

**Schedule—Division 2—Other particulars****(section 7(1)(b))****Particulars of transactions in last 12 months**

If the vendor, within 12 months before the date of the contract of sale—

- (a) obtained title to the land; or
- (b) obtained an option to purchase the land; or
- (c) entered into a contract to purchase the land (whether on the vendor's own behalf or on behalf of another),

the vendor must provide the following particulars of all transactions relating to the acquisition of the interest that occurred within that 12 month period:

- 1 The name and address of each party to the transaction and of each person in whom an interest vested as a result of the transaction:
- 2 The date and nature of each instrument registered on the certificate of title or, if no such instrument has been registered, the date and nature of each document forming the whole or part of a contract relating to the transaction:
- 3 Particulars of the consideration provided for the purposes of the transaction:

The above particulars must be provided for each transaction.

**Particulars relating to community lot (including strata lot) or development lot**

- 1 Name of community corporation:  
Address of community corporation:
- 2 Application must be made in writing to the community corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the community corporation for the documents referred to in 6 unless those documents are obtained from the Lands Titles Registration Office.
- 3 Particulars supplied by the community corporation or known to the vendor:
  - (a) particulars of contributions payable in relation to the lot (including details of arrears of contributions related to the lot):
  - (b) particulars of assets and liabilities of the community corporation:
  - (c) particulars of expenditure that the community corporation has incurred, or has resolved to incur, and to which the owner of the lot must contribute, or is likely to be required to contribute:
  - (d) if the lot is a development lot, particulars of the scheme description relating to the development lot and particulars of the obligations of the owner of the development lot under the development contract:

- (e) if the lot is a community lot, particulars of the lot entitlement of the lot:

*[If any of the above particulars have not been supplied by the community corporation by the date of this statement and are not known to the vendor, state "not known" for those particulars.]*

4 Documents supplied by the community corporation that are enclosed:

- (a) a copy of the minutes of the general meetings of the community corporation and management committee \*for the 2 years preceding this statement/since the deposit of the community plan;  
(\*Strike out or omit whichever is the greater period)  
[   ]
- (b) a copy of the statement of accounts of the community corporation last prepared;  
[   ]
- (c) a copy of current policies of insurance taken out by the community corporation.  
[   ]

*[For each document indicate (YES or NO) whether or not the document has been supplied by the community corporation by the date of this statement.]*

5 If "not known" has been specified for any particulars in 3 or a document referred to in 4 has not been supplied, set out the date of the application made to the community corporation and give details of any other steps taken to obtain the particulars or documents concerned:

6 The following documents are enclosed:

- (a) a copy of the scheme description (if any) and the development contract (if any); ☐
- (b) a copy of the by-laws of the community scheme.

7 The following additional particulars are known to the vendor or have been supplied by the community corporation: ☐

8 Further inquiries may be made to the secretary of the community corporation or the appointed community scheme manager.

Name:

Address:

**Note—**

- (1) A community corporation must (on application by or on behalf of a current or prospective owner or other relevant person) provide the particulars and documents referred to in 3(a)—(c) and 4 and must also make available for inspection any information required to establish the current financial position of the corporation, a copy of any contract with a body corporate manager and the register of owners and lot entitlements that the corporation maintains: see sections 139 and 140 of the *Community Titles Act 1996*.



- (2) Copies of the scheme description, the development contract or the by-laws of the community scheme may be obtained from the community corporation or from the Lands Titles Registration Office.
- (3) All owners of a community lot or a development lot are bound by the by-laws of the community scheme. The by-laws regulate the rights and liabilities of owners of lots in relation to their lots and the common property and matters of common concern.
- (4) For a brief description of some of the matters that need to be considered before purchasing a community lot, see Division 3 of this Schedule.

## Particulars relating to strata unit



- 1 Name of strata corporation:  
Address of strata corporation:
- 2 Application must be made in writing to the strata corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the strata corporation for the articles referred to in 6 unless the articles are obtained from the Lands Titles Registration Office.
- 3 Particulars supplied by the strata corporation or known to the vendor:
  - (a) particulars of contributions payable in relation to the unit (including details of arrears of contributions related to the unit):
  - (b) particulars of the assets and liabilities of the strata corporation:
  - (c) particulars of expenditure that the strata corporation has incurred, or has resolved to incur, and to which the unit holder of the unit must contribute, or is likely to be required to contribute:
  - (d) particulars of the unit entitlement of the unit:

*[If any of the above particulars have not been supplied by the strata corporation by the date of this statement and are not known to the vendor, state "not known" for those particulars.]*
- 4 Documents supplied by the strata corporation that are enclosed:
  - (a) a copy of the minutes of the general meetings of the strata corporation and management committee \*for the 2 years preceding this statement/since the deposit of the strata plan;  
(\*Strike out or omit whichever is the greater period)  
[   ]
  - (b) a copy of the statement of accounts of the strata corporation last prepared;  
[   ]
  - (c) a copy of current policies of insurance taken out by the strata corporation.  
[   ]

*[For each document indicate (YES or NO) whether or not the document has been supplied by the strata corporation by the date of this statement.]*

5 If "not known" has been specified for any particulars in 3 or a document referred to in 4 has not been supplied, set out the date of the application made to the strata corporation and give details of any other steps taken to obtain the particulars or documents concerned:

6 A copy of the articles of the strata corporation is enclosed.

7 The following additional particulars are known to the vendor or have been supplied by the strata corporation: ☐

8 Further inquiries may be made to the secretary of the strata corporation or the appointed strata manager.

Name:

Address:

**Note—**

- 1 A strata corporation must (on application by or on behalf of a current owner, prospective purchaser or other relevant person) provide the particulars and documents referred to in 3(a)—(c), 4 and 6 and must also make available for inspection its accountancy records and minute books, any contract with a body corporate manager, the register of unit holders and unit holder entitlements that it maintains and any documents in its possession relating to the design and construction of the buildings or improvements on the site or relating to the strata scheme.
- 2 Copies of the articles of the strata corporation may also be obtained from the Lands Titles Registration Office.
- 3 All owners of a strata unit are bound by the articles of the strata corporation. The articles regulate the rights and liabilities of owners of units in relation to their units and the common property and matters of common concern.
- 4 For a brief description of some of the matters that need to be considered before purchasing a strata unit, see Division 3 of this Schedule.

**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 insurance still in existence for building work on the land:**

- 1 Name(s) of person(s) insured:
- 2 Name of insurer:
- 3 Limitations on the liability of the insurer:
- 4 Name of builder:
- 5 Builder's licence number:
- 6 Date of issue of insurance:
- 7 Description of insured building work:

**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?

[    ]

If YES, give details:

- (a) Date of the exemption:
- (b) Name of builder granted the exemption:
- (c) Licence number of builder granted the exemption:
- (d) Details of building work to which the exemption applies:
- (e) Details of conditions (if any) to which the exemption is subject:

**Particulars relating to asbestos at workplaces**

- 1 In these particulars—  
*asbestos* and *asbestos containing material* have the same meaning as in the *Work Health and Safety Regulations 2012*;  
*workplace* has the same meaning as in the *Work Health and Safety Act 2012*.
- 2 Is there a workplace on the land?  
[    ]
- 3 If YES, is there an asbestos register for the workplace?  
[    ]

- 4 If YES, does that register record any asbestos or asbestos containing material at the workplace (or likely to be present at the workplace from time to time) and specify the location, type and condition of that asbestos or asbestos containing material?

[    ]

- 5 If YES—

- (a) give details of the location, type and condition of the asbestos or asbestos containing material:
- (b) has a plan been prepared for the management of asbestos at the workplace?  
[    ]  
If YES, give details:
- (c) is any asbestos or asbestos containing material to be removed before settlement?  
[    ]  
If YES, give details:

**Note—**

- 1. A register is not required to be prepared for a workplace—
  - (a) if a register has already been prepared for the workplace; or
  - (b) if—
    - (i) the workplace is a building that was constructed after 31 December 2003; and
    - (ii) no asbestos has been identified at the workplace; and
    - (iii) no asbestos is likely to be present at the workplace from time to time.

See regulation 425 of the *Work Health and Safety Regulations 2012*.

- 2. A person with management or control of a workplace who plans to relinquish management or control must ensure (so far as is reasonably practicable) that the asbestos register is given to the person assuming management or control of the workplace.

See regulation 428 of the *Work Health and Safety Regulations 2012*.

**Particulars relating to aluminium composite panels**



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

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

[    ]

If YES, give details of the following:

- 1 the actions required to remediate the risk (if known):
- 2 the estimated costs of remediation (if known):

### **Particulars relating to court or tribunal process**



If process has issued out of any court or tribunal in relation to a claim—

- (a) that is stated to affect the land or the value of which is \$5 000 or more; and
- (b) that presently affects (or may prospectively affect) title to, or the possession or enjoyment of, the land,

the vendor must provide the following particulars:

- 1 Name of court or tribunal:
- 2 Names of parties:
- 3 Nature of claim:
- 4 Amount of claim (if applicable):
- 5 Amount of judgment (if applicable):
- 6 Name of judgment creditor (if applicable):

### **Particulars relating to land irrigated or drained under Irrigation Acts**



#### **1—Land irrigated or drained under *Irrigation Act 2009***



If the land is land in respect of which water is supplied or delivered, or is drained, through an irrigation or drainage system provided by an irrigation trust under the *Irrigation Act 2009*—

- (a) has the trust given notice under section 40 of that Act in respect of the land?  
[    ]  
If YES, specify—
  - (i) the date on which notice was given:
  - (ii) the requirements of the notice:
  - (iii) the amount (if any) payable under section 40(7) of the Act:
- (b) has the trust given notice under section 50 of that Act?  
[    ]  
If YES, specify—
  - (i) the date on which notice was given:
  - (ii) the amount payable (including interest, if any):

## **2—Land irrigated or drained under *Renmark Irrigation Trust Act 2009*** □

If the land is land in respect of which water is supplied or delivered, or is drained, through an irrigation or drainage system provided by the Renmark Irrigation Trust under the *Renmark Irrigation Trust Act 2009*—

- (a) has the Trust given notice under section 41 of that Act in respect of the land?  
[    ]  
If YES, specify—
  - (i) the date on which notice was given:
  - (ii) the requirements of the notice:
  - (iii) the amount (if any) payable under section 41(7) of the Act:
- (b) has the Trust given notice under section 52 of that Act in respect of the land?  
[    ]  
If YES, specify—
  - (i) the date on which notice was given:
  - (ii) the amount payable (including interest, if any):

## **Particulars relating to environment protection** □

### **1—Interpretation**

- (1) In this and the following items (items 1 to 7 inclusive)—

*domestic activity* has the same meaning as in the *Environment Protection Act 1993*;

**environmental assessment**, in relation to land, means an assessment of the existence or nature or extent of—

- (a) site contamination (within the meaning of the *Environment Protection Act 1993*) at the land; or
- (b) any other contamination of the land by chemical substances,

and includes such an assessment in relation to water on or below the surface of the land;

**EPA** means the Environment Protection Authority established under the *Environment Protection Act 1993*;

**pre-1 July 2009 site audit**, in relation to land, means a review (carried out by a person recognised by the EPA as an environmental auditor) that examines environmental assessments or remediation of the land for the purposes of determining—

- (a) the nature and extent of contamination of the land by chemical substances present or remaining on or below the surface of the land; and
- (b) the suitability of the land for a particular use; and
- (c) what remediation is or remains necessary for a particular use,

but does not include a site contamination audit (as defined below) completed on or after 1 July 2009;

**pre-1 July 2009 site audit report** means a detailed written report that sets out the findings of a pre-1 July 2009 site audit;

**prescribed commercial or industrial activity**—see item 1(2);

**prescribed fee** means the fee prescribed under the *Environment Protection Act 1993* for inspection of, or obtaining copies of information on, the public register;

**public register** means the public register kept by the EPA under section 109 of the *Environment Protection Act 1993*;

**site contamination audit** has the same meaning as in the *Environment Protection Act 1993*;

**site contamination audit report** has the same meaning as in the *Environment Protection Act 1993*.

- (2) For the purposes of this and the following items (items 1 to 7 inclusive), each of the following activities (as defined in Schedule 3 clause 2 of the *Environment Protection Regulations 2023*) is a prescribed commercial or industrial activity:

abrasive blasting	acid sulphate soil generation	agricultural activities
airports, aerodromes or aerospace industry	animal burial	animal dips or spray race facilities
animal feedlots	animal saleyards	asbestos disposal

asphalt or bitumen works	battery manufacture, recycling or disposal	breweries
brickworks	bulk shipping facilities	cement works
ceramic works	charcoal manufacture	coal handling or storage
coke works	compost or mulch production or storage	concrete batching works
curing or drying works	defence works	desalination plants
dredge spoil disposal or storage	drum reconditioning or recycling works	dry cleaning
electrical or electronics component manufacture	electrical substations	electrical transformer or capacitor works
electricity generation or power plants	explosives or pyrotechnics facilities	fertiliser manufacture
fibreglass manufacture	fill or soil importation	fire extinguisher or retardant manufacture
fire stations	fire training areas	foundry
fuel burning facilities	furniture restoration	gasworks
glass works	glazing	hat manufacture or felt processing
incineration	iron or steel works	laboratories
landfill sites	lime burner	metal coating, finishing or spray painting
metal forging	metal processing, smelting, refining or metallurgical works	mineral processing, metallurgical laboratories or mining or extractive industries
mirror manufacture	motor vehicle manufacture	motor vehicle racing or testing venues
motor vehicle repair or maintenance	motor vehicle wrecking yards	mushroom farming
oil recycling works	oil refineries	paint manufacture
pest control works	plastics manufacture works	printing works
pulp or paper works	railway operations	rubber manufacture or processing
scrap metal recovery	service stations	ship breaking
spray painting	tannery, fellmongery or hide curing	textile operations
transport depots or loading sites	tyre manufacture or retreading	vermiculture
vessel construction, repair or maintenance	waste depots	wastewater storage, treatment or disposal
water discharge to underground aquifer	wetlands or detention basins	wineries or distilleries
wood preservation works	woolscouring or wool carbonising works	works depots (operated by councils or utilities)

## 2—Pollution and site contamination on the land—questions for vendor



- (1) Is the vendor aware of any of the following activities ever having taken place at the land:
- (a) storage, handling or disposal of waste or fuel or other chemicals (other than in the ordinary course of domestic activities)?
  - (b) importation of soil or other fill from a site at which—
    - (i) an activity of a kind listed in paragraph (a) has taken place; or
    - (ii) a prescribed commercial or industrial activity (see item 1(2) above) has taken place?

[ ]

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

- (2) Is the vendor aware of any prescribed commercial or industrial activities (see item 1(2) above) ever having taken place at the land?

[ ]

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

- (3) Is the vendor aware of any dangerous substances ever having been kept at the land pursuant to a licence under the *Dangerous Substances Act 1979*?

[ ]

If YES, give details of all dangerous substances that the vendor is aware of and whether they were kept at the land before or after the vendor acquired an interest in the land:

- (4) Is the vendor aware of the sale or transfer of the land or part of the land ever having occurred subject to an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

[ ]

If YES, give details of each sale or transfer and agreement that the vendor is aware of:

- (5) Is the vendor aware of an environmental assessment of the land or part of the land ever having been carried out or commenced (whether or not completed)?

[ ]

If YES, give details of all environmental assessments that the vendor is aware of and whether they were carried out or commenced before or after the vendor acquired an interest in the land:

**Note—**

These questions relate to details about the land that may be known by the vendor. A "YES" answer to the questions at items 2(1) or 2(2) 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.

A "YES" answer to any of the questions in this item may indicate the need for the purchaser to seek further information regarding the activities, for example, from the council or the EPA.

### 3—Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

- (a) details of a current licence issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?  
[    ]
- (b) details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?  
[    ]
- (c) details of a current exemption issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?  
[    ]
- (d) details of an exemption no longer in force issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?  
[    ]
- (e) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land?  
[    ]
- (f) details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?  
[    ]
- (g) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to produce waste of a prescribed kind (within the meaning of that Act) at the land?  
[    ]
- (h) details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land?  
[    ]

#### Note—

These questions relate to details about licences and exemptions required to be recorded by the EPA in the public register. If the EPA answers "YES" to any of the questions—

- in the case of a licence or exemption under the *Environment Protection Act 1993*—
  - the purchaser may obtain a copy of the licence or exemption from the public register on payment of the prescribed fee; and

- the purchaser should note that transfer of a licence or exemption is subject to the conditions of the licence or exemption and the approval of the EPA (see section 49 of the *Environment Protection Act 1993*); and

- in the case of a licence under a repealed Act—the purchaser may obtain details about the licence from the public register on payment of the prescribed fee.

A "YES" answer to any of these questions 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.

The EPA will not provide details about licences to conduct the following prescribed activities of environmental significance (within the meaning of Schedule 1 Part A of the *Environment Protection Act 1993*): waste transport business (category A), waste transport business (category B), dredging, earthworks drainage, any other activities referred to in Schedule 1 Part A undertaken by means of mobile works, helicopter landing facilities, marinas and boating facilities or discharges to marine or inland waters.

The EPA will not provide details about exemptions relating to—

- the conduct of any of the licensed activities in the immediately preceding paragraph in this note; or
- noise.

#### **4—Pollution and site contamination on the land—details recorded by EPA in public register**

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

- (a) details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)?  
[    ]
- (b) details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*?  
[    ]
- (c) a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?  
[    ]
- (d) a copy of a site contamination audit report?  
[    ]
- (e) details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?  
[    ]

- (f) details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?  
[    ]
- (g) details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?  
[    ]
- (h) details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit?  
[    ]
- (i) details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit?  
[    ]
- (j) details of records, held by the former South Australian Waste Management Commission under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?  
[    ]

**Note—**

These questions relate to details required to be recorded by the EPA in the public register. If the EPA answers "YES" to any of the questions, the purchaser may obtain those details from the public register on payment of the prescribed fee.

**5—Pollution and site contamination on the land—other details held by EPA**

Does the EPA hold any of the following details in relation to the land or part of the land:

- (a) a copy of a report known as a "Health Commission Report" prepared by or on behalf of the South Australian Health Commission (under the repealed *South Australian Health Commission Act 1976*)?  
[    ]
- (b) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?  
[    ]
- (c) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?

- [   ]
- (d) a copy of a pre-1 July 2009 site audit report?  
[   ]
- (e) details relating to the termination before completion of a pre-1 July 2009 site audit?  
[   ]

**Note—**

These questions relate to details that the EPA may hold. If the EPA answers "YES" to any of the questions, the purchaser may obtain those details from the EPA (on payment of any fee fixed by the EPA).

## **6—Further information held by councils**

Does the council hold details of any development approvals relating to—

- (a) commercial or industrial activity at the land; or
- (b) a change in the use of the land or part of the land (within the meaning of the repealed *Development Act 1993* or the *Planning, Development and Infrastructure Act 2016*)?

[   ]

**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.

## **7—Further information for purchasers**

**Note—**

The purchaser is advised that other matters under the *Environment Protection Act 1993* (that is, matters other than those referred to in this Statement) that may be relevant to the purchaser's further enquiries may also be recorded in the public register. These include:

- details relating to environmental authorisations such as applications, applicants, locations of activities, conditions, suspension, cancellation or surrender of authorisations, disqualifications, testing requirements and test results;
- details relating to activities undertaken on the land under licences or other environmental authorisations no longer in force;
- written warnings relating to alleged contraventions of the *Environment Protection Act 1993*;
- details of prosecutions and other enforcement action;
- details of civil proceedings;
- other details prescribed under the *Environment Protection Act 1993* (see section 109(3)(l)).

Details of these matters may be obtained from the public register on payment to the EPA of the prescribed fee.

If—

- an environment performance agreement, environment protection order, clean-up order, clean-up authorisation, site contamination assessment order or site remediation order has been registered on the certificate of title for the land; or
- a notice of declaration of special management area in relation to the land has been gazetted; or
- a notation has been made on the certificate of title for the land that a site contamination audit report has been prepared in respect of the land; or
- a notice of prohibition or restriction on taking water affected by site contamination in relation to the land has been gazetted,

it will be noted in the items under the heading *Environment Protection Act 1993* under the Table of Particulars in this Statement. Details of any registered documents may be obtained from the Lands Titles Registration Office.

### Particulars relating to *Livestock Act 1997*



- 1 Has any notice under section 33 or 37 of the *Livestock Act 1997* been made that affects, presently or prospectively, enjoyment of the land?

[ ]

If YES, give details of the following:

Date of notice:

Terms of notice:

- 2 Has any order under section 38, or notice under section 72, of the *Livestock Act 1997* been issued to the vendor in relation to the land or any building on the land?

[ ]

If YES, give details of the following:

Date of order or notice:

Terms of order or notice:

### Schedule—Division 3—Community lots and strata units



## Matters to be considered in purchasing a community lot or strata unit

The property you are buying is on strata or community title. There are **special obligations and restrictions** that go with this kind of title. Make sure you understand these. If unsure, seek legal advice before signing a contract. For example:

### Governance

You will automatically become a member of the **body corporate**, which includes all owners and has the job of maintaining the common property and enforcing the rules. Decisions, such as the amount you must pay in levies, will be made by vote of the body corporate. You will need to take part in meetings if you wish to have a say. If outvoted, you will have to live with decisions that you might not agree with.

If you are buying into a mixed use development (one that includes commercial as well as residential lots), owners of some types of lots may be in a position to outvote owners of other types of lots. Make sure you fully understand your voting rights, see later.

### Use of your property

You, and anyone who visits or occupies your property, will be bound by rules in the form of **articles or by-laws**. These can restrict the use of the property, for example, they can deal with keeping pets, car parking, noise, rubbish disposal, short-term letting, upkeep of buildings and so on. Make sure that you have read the articles or by-laws before you decide whether this property will suit you.

Depending on the rules, you might not be permitted to make changes to the exterior of your unit, such as installing a television aerial or an air-conditioner, building a pergola, attaching external blinds etc without the permission of the body corporate. A meeting may be needed before permission can be granted. Permission may be refused.

Note that the articles or by-laws **could change** between now and when you become the owner: the body corporate might vote to change them. Also, if you are buying before the community plan is registered, then any by-laws you have been shown are just a draft.

### Are you buying a debt?

If there are unpaid contributions owing on this property, you can be made to pay them. You are entitled to **know the financial state of the body corporate** and you should make sure you see its records before deciding whether to buy. As a prospective owner, you can write to the body corporate requiring to see the records, including minutes of meetings, details of assets and liabilities, contributions payable, outstanding or planned expenses and insurance policies. There is a fee. To make a request, write to the secretary or management committee of the body corporate.

### Expenses

The body corporate can **require you to maintain your property**, even if you do not agree, or can carry out maintenance and bill you for it.

The body corporate can **require you to contribute** to the cost of upkeep of the common property, even if you do not agree. Consider what future maintenance or repairs might be needed on the property in the long term.

### Guarantee

As an owner, you are a **guarantor** of the liabilities of the body corporate. If it does not pay its debts, you can be called on to do so. Make sure you know what the liabilities are before you decide to buy. Ask the body corporate for copies of the financial records.

## Contracts

The body corporate can make contracts. For example, it may engage a body corporate manager to do some or all of its work. It may contract with traders for maintenance work. It might engage a caretaker to look after the property. It might make any other kind of contract to buy services or products for the body corporate. Find out **what contracts the body corporate is committed to and the cost**.

The body corporate will have to raise funds from the owners to pay the money due under these contracts. As a guarantor, you could be liable if the body corporate owes money under a contract.

## Buying off the plan

If you are buying a property that has not been built yet, then you **cannot be certain** what the end product of the development process will be. If you are buying before a community plan has been deposited, then any proposed development contract, scheme description or by-laws you have been shown could change.

## Mixed use developments—voting rights

You may be buying into a group that is run by several different community corporations. This is common in mixed use developments, for example, where a group of apartments is combined with a hotel or a group of shops. If there is more than 1 corporation, then you should not expect that all lot owners in the group will have equal voting rights. The corporations may be structured so that, even though there are more apartments than shops in the group, the shop owners can outvote the apartment owners on some matters. Make enquiries so that you understand how many corporations there are and what voting rights you will have.

## Further information

The Real Estate Institute of South Australia provides an information service for enquiries about real estate transactions, see [www.reisa.com.au](http://www.reisa.com.au).

The Australian Institute of Conveyancers (SA Division) (AICSA) provides information and operates a Public Advice Service with respect to conveyancers and the conveyancing process, see [www.aicsa.com.au](http://www.aicsa.com.au).

Information and a booklet about strata and community titles is available from the Legal Services Commission of South Australia at [www.lsc.sa.gov.au](http://www.lsc.sa.gov.au).

You can also seek advice from a legal practitioner.

## Form 2—Vendor's statement (section 8)

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

## Contents

Preliminary

Part A—Parties and business

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

Part C—Statement with respect to required particulars



Part D—Certificate of qualified accountant with respect to trading statement

†Part E—Certificate with respect to prescribed inquiries by registered agent

Schedule 1

†Schedule 2

## Preliminary

### To the purchaser:

The purpose of a statement under section 8 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the business to be acquired and any land to be acquired as part of that business.

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 strike out or omit the Part, Schedule, Division, Particulars or item if not applicable.

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

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

The particulars set out under the headings "Particulars relating to environment protection" and "Particulars relating to *Livestock Act 1997*" in Schedule 2 Division 2 must be included if the matters set out under those headings affect, presently or prospectively, the business the subject of the sale, regardless of whether land is sold under the contract for sale of the business. If land is sold under the contract, the particulars must be included in relation to both the land and the business the subject of the sale.

## Part A—Parties and business

1 Purchaser:

Address:

†2 Purchaser's registered agent:

Address:

3 Vendor:

Address:

†4 Vendor's registered agent:

Address:

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

6 Description of business:

Address where business carried on:

†7 Description of the land:

[Identify the land including any certificate of title reference]

## **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 business UNLESS—

- (a) this form has been served on you not less than 5 clear business days before the making of the contract; or
- (b) you have, before signing the contract, received independent legal 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
- (c) you purchased by auction; or
- (d) you purchased on the same day as you, or some person on your behalf, bid at the auction of the business; or
- (e) 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 5 clear business days after service of this form; or
- (f) the contract is made by the exercise of an option to purchase the business not less than 5 clear business days after the grant of the option and not less than 5 clear business days after service of this form; or
- (g) the business is not a small business.

#### **2—Time for service**

The cooling-off notice must be served—

- (a) before the end of the fifth clear business day after the day on which this form is served on you; or
- (b) before settlement takes place,

whichever is the earlier.

#### **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; or
- (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 a 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 business.

## **Proceeding with the purchase**

If you wish to proceed with the purchase—

- (a) it is strongly recommended that you take steps to make sure that the business and your interest in the property are 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 8(1))**

#### **To the purchaser:**

\*I/We,  
of

being the \*vendor(s)/person authorised to act on behalf of the vendor(s) in relation to the transaction state—

- (a) that the particulars set out in Schedule 1—
  - (i) are correct; and
  - (ii) are the particulars in relation to the business required to be given to you pursuant to section 8(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994* (the *Act*); and
- †(b) that the sale of the business involves the sale of land and that Schedule 2 contains all particulars required to be given to you pursuant to section 7(1) of the Act.

Date:

Signed:

## **Part D—Certificate of qualified accountant with respect to trading statement**

### **(section 8(2))**

#### **To the purchaser:**

I,

†for *[name of business that the accountant represents]*

of

being a member of *[professional accounting body]*

and a qualified accountant, certify—

- (a) that \*I have/a person acting on my behalf has examined the records and accounts of the business for each of the financial years recorded on the trading statement in Division 1 of Schedule 1; and

†(b) that—

- (i) in my opinion, the trading statement fairly and accurately represents the financial operations of the business; and
- (ii) I am not aware of any circumstances that would render any particulars included in the trading statement inaccurate or misleading.

OR

†(c) that—

- †(i) in my opinion, the trading statement fairly and accurately represents the financial operations of the business, subject to the following qualifications:  
*[Insert qualifications];* and

OR

- †(ii) in my opinion, the trading statement may not fairly and accurately represent the financial operations of the business because:  
*[Provide clarification on individual items contained in Division 1 of Schedule 1 or general comments on the information contained in the records and accounts of the business, eg comments on the state of the records or accounts, the basis for deriving results, highlight and comment on included estimates etc. If space is insufficient, continue on attachments.];* and
- (iii) I am not aware of any other circumstances that would render any particulars included in the trading statement inaccurate or misleading.

Date:

Signed:

**Note—**

This certificate must be signed by the accountant personally and cannot be signed by the vendor even if they are a qualified accountant.

## **†Part E—Certificate with respect to prescribed inquiries by registered agent**

### **(section 9)**

**To the purchaser:**

I,  
 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 Schedule 2.

Exceptions:

Date:

Signed:

\*Vendor's/Purchaser's agent

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

**Schedule 1—Division 1—Prescribed particulars relating to business****(section 8(1)(b))**

**Note—**

**Financial year** means the year in respect of which the accounts of the business are made up. If by reason of any alteration of the date on which the financial year of the business terminates, the accounts have been made up for a period greater or less than 1 year, that period may be regarded as a financial year.

If the vendor has carried on the business for less than 3 financial years, this statement must be completed for the period commencing on the day that the vendor commenced to carry on the business and ending immediately prior to the first day of the following financial year, and thereafter for each successive financial year.

If the vendor has carried on the business for a period in which the financial year does not terminate, this statement applies to the period from the day on which the vendor commenced to carry on the business to the date specified in this Schedule.

**1—Summary**

Name of vendor:

Location of business:

Date vendor commenced in the business:

Financial Year or Period	Average Weekly Sales \$	Gross Income Per Annum/Week \$	Overhead Costs Per Annum/Week \$	Net Profit Per Annum/Week \$	Normal Daily Trading Hours From: To:
Commencing on:					S
Ending on:					M
					T
					W
					T
					F
					S
Commencing on:					S
Ending on:					M
					T
					W
					T
					F
					S

Financial Year or Period	Average Weekly Sales \$	Gross Income Per Annum/Week \$	Overhead Costs Per Annum/Week \$	Net Profit Per Annum/Week \$	Normal Daily Trading Hours From: To:
Commencing on:					S
Ending on:					M
					T
					W
					T
					F
					S

## 2—Plant and equipment

Depreciated value of plant and equipment as at the end of the last financial year: \$

Note—

A depreciation Schedule must be attached.

## 3—Trading statement for last 3 financial years

	Period From: To:	Period From: To:	Period From: To:
Gross takings (sales)			
<i>Less:</i>			
cost of goods sold			
opening stock			
<i>plus</i> purchases			
<i>less</i> closing stock			
Profit from sales	\$	\$	\$
Profit from sales as a percentage of gross takings		%	%
<i>Add</i>			
other income received:			
fees			
commissions			
other <i>[specify]</i>			
GROSS INCOME	\$	\$	\$
<i>Less:</i>			
Advertising			
Accounting fees			
Bad debts			
ADI charges (excluding interest)			
Cleaning and laundry			
Depreciation			

	Period From: To:	Period From: To:	Period From: To:
Directors' fees			
Equipment hire			
Insurance			
Leasing or rental purchase of:			
• equipment/plant			
• motor vehicles			
Licences, trade subscriptions			
Light and power			
Motor vehicles expenses			
Rates and taxes			
Rent			
Repairs and maintenance			
Stamps (for resale)			
Stationery and postage			
Superannuation employer contributions:			
• award/productivity superannuation			
• Commonwealth superannuation guarantee charge/levy			
• employer superannuation scheme			
Telephone			
Training expenses (other than by way of wages or salary paid to employee)			
Wages and salaries			
Return to Work SA premium			
Wrappings			
Sundries			
Other expenses <i>[specify]</i>			
Trading Profit	\$	\$	\$
<i>Add:</i>			
Personal expenses of owner (ie drawings) where included above			
Goods taken for own use			
Private expenses/cash			
(Proprietor's) wages			
NET PROFIT	\$	\$	\$
Net profit before income tax as a percentage of gross income		%	%

**Schedule 1—Division 2—Further prescribed particulars relating to business****(section 8(1)(b))**

- 1 (1) The vendor has carried on the business for a period of \_\_\_\_\_ \*years/months commencing on:
- (2) The vendor has carried on the business at the present location for \_\_\_\_\_ \*years/months.
- (3) The name of the registered proprietor of the fee simple of the location at which the business is presently carried on is:

†The name of the person who granted to the vendor the lease or licence to occupy that location is:

**Note—**

If the purchaser is not acquiring the fee simple of the location at which the business is presently carried on, it is necessary for the purchaser to ensure that they have a right to occupy the location.

- 2 (1) The vendor's \*lease/tenancy agreement/licence is \*verbal/in writing but not registered on the certificate of title/registered on the certificate of title.
- (2) The particulars of the vendor's \*lease/tenancy agreement/licence are as follows:
- (a) date of current \*lease/tenancy agreement/licence:
  - (b) term of current \*lease/tenancy agreement/licence:
  - (c) date of expiry of current \*lease/tenancy agreement/licence:
  - (d) rates and taxes payable by \*landlord/licensor:
  - (e) rates and taxes payable by \*tenant/licensee:
  - (f) right of renewal for the following period:
  - (g) present rent: \$ \_\_\_\_\_ per \_\_\_\_\_
  - (h) due date for next adjustment of rent:
  - (i) rent adjustment provisions for the term of the \*lease/tenancy agreement/licence:
- (3) Have any written notices been given by the landlord or licensor to the vendor pursuant to the terms of the \*lease/tenancy agreement/licence that have not been complied with? \*YES/NO  
If YES, give details:
- (4) Is the vendor aware of any written notice served on the landlord or licensor, or any circumstance, that may prospectively have a significant adverse effect on the business?  
\*YES/NO  
If YES, give details:
- 3 (1) The following goods (including plant, equipment, fixtures, fittings and stock in trade) in which any person has a present or contingent interest (whether by virtue of a mortgage, charge, lease or otherwise) are included in the sale:

Description of goods	Nature of interest and date of grant or creation	Name and address of person entitled to that interest
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- (2) The following goods may have been used by the vendor or may have been included in the vendor's books of account (including depreciation Schedules) but are to be retained by the vendor and not sold to the purchaser of the business:



- 4 Has any order been given under section 46 of the *Food Act 2001* prohibiting the use of unclean, insanitary or unfit equipment for the manufacture, processing, transportation, preservation, display or other handling of food for sale? \*YES/NO  
If YES, specify—

Date order given:

Name of authority or person giving the order:

Requirements of the order:

- 1 (1) Is there a workplace within the meaning of the *Work Health and Safety Act 2012* used in the business? \*YES/NO
- (2) If YES, is there an asbestos register for the workplace? \*YES/NO
- (3) If YES, does that register record any asbestos or asbestos containing material at the workplace (or likely to be present at the workplace from time to time) and specify the location, type and condition of that asbestos or asbestos containing material? \*YES/NO
- (4) If YES—
- (a) give details of the location, type and condition of the asbestos or asbestos containing material:
- (b) has a plan been prepared for the management of asbestos at the workplace?  
\*YES/NO  
If YES, give details:
- (c) is any asbestos or asbestos containing material to be removed before settlement?  
\*YES/NO  
If YES, give details:
- (5) In this clause—

***asbestos*** and ***asbestos containing material*** have the same meaning as in the *Work Health and Safety Regulations 2012*.

**Note—**

- 1 A register is not required to be prepared for a workplace—
- (a) if a register has already been prepared for the workplace; or
- (b) if—
- (i) the workplace is a building that was constructed after 31 December 2003; and
- (ii) no asbestos has been identified at the workplace; and
- (iii) no asbestos is likely to be present at the workplace from time to time.

See regulation 425 of the *Work Health and Safety Regulations 2012*.

- 2 A person with management or control of a workplace who plans to relinquish management or control must ensure (so far as is reasonably practicable) that the asbestos register is given to the person assuming management or control of the workplace.  
See regulation 428 of the *Work Health and Safety Regulations 2012*.

- 2 During the period between the end of the most recent financial year or period covered in the summary of Division 1 of Schedule 1 and the date appearing in Part C of this statement—

- (a) the business \*was/was not satisfactorily maintained
  - (b) no circumstances adversely affecting the business arose except the following:
  - (c) the average weekly sales have been: \$
  - (d) the daily hours of trading have been:
- 7 During the period referred to in item 2, have any circumstances arisen or have any trading practices been adopted (including any substantial discounting of goods or services) that have affected—

- (a) the gross profit of the business in dollar terms? \*YES/NO
- (b) the gross profit of the business in percentage terms? \*YES/NO

If the answer to either question is YES, give full particulars:

- †8(1) The asking price of the business (excluding stock and freehold interest in land (if any) being sold) is:
- (2) The estimated value of stock to be acquired with the business is:
  - (3) The asking price for the business (including estimated value of stock but excluding price for land sold) is:

(† Strike out or omit this item if the sale is by auction)

- 9 (1) Does the business operate as a \*company/sole trader/partnership/association, charitable or other organisation?
- (2) Does the vendor work in the business? \*YES/NO
  - (3) Does any other person work in the business? \*YES/NO
  - (4) If the business operates as a partnership, are all of the other persons who work in the business partners in the business? \*YES/NO
  - (5) Has the vendor ever been registered with Return to Work Corporation of South Australia or WorkCover Corporation as an employer? \*YES/NO
- If YES, is the vendor currently so registered? \*YES/NO

**Note—**

**To the purchaser:**

You must register with Return to Work Corporation of South Australia as an employer within 14 days of commencing to employ workers if the amount payable to your workers in a financial year (being a financial year for the purposes of regulation 50 of the *Return to Work Regulations 2015*) exceeds \$12 286 (indexed) in total, otherwise significant penalties may be imposed.

You should determine whether the vendor has any workers suffering a work disability (particularly where their employment has been or is about to be terminated) as you may be required to take on the vendor's obligations under the *Return to Work Act 2014*. (This information may be provided to you by the vendor subject to the confidentiality provisions applicable to employers under section 186 of that Act). The premium payable by you (compared to that currently paid by the vendor) may be affected by your willingness to retain, employ or re-employ disabled workers with compensable injuries.

- 10 The following persons (including the vendor and members of the vendor's family whether or not remunerated) are engaged in the business in the following full-time and part-time positions on the days, for the hours and at the rates of pay set out below:

<sup>1</sup> Position / functions (if any)	Relationship to vendor	Days per week	Hours per ....	Rate of pay
				\$ per

<sup>1</sup>If a person works in the business more than 20 hours per week, also provide the employee's name in the first column.

Where the days or hours worked, or the rate of pay, or both, cannot be described as required above, provide alternative details:

- 11 Is there any current entitlement in excess of 3 working days in respect of any employee to—
- (a) Long service leave \*YES/NO
  - (b) Annual recreation leave \*YES/NO
  - (c) Sick leave \*YES/NO
  - (d) Other leave \*YES/NO
- If YES, specify type of leave:
- 12 The vendor's income tax return was lodged by—
- Name:
- Address:
- Occupation:
- The year of the last return being:

## †Schedule 2—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.

All the particulars required by column 3 of the table below in relation to a mortgage, charge or prescribed encumbrance referred to in column 1 must be set out in column 3 unless—

- (a) a copy of a document is attached to this statement and—
  - (i) all the required particulars are contained in that document; and
  - (ii) those parts of the document that contain the required particulars are identified in column 3; or
- (b) the mortgage, charge or prescribed encumbrance—
  - (i) is 1 of the following items in the table:
    - (A) under the heading "General"—
      - Mortgage of land
      - Lease, agreement for lease, tenancy agreement or licence;
    - (B) under the heading "Other"—
      - Caveat
      - Lien or notice of a lien

- 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 Prescribed encumbrance	Column 2 Is the encumbrance to be discharged or satisfied prior to or at settlement?	Column 3 Other particulars required
<b>Part 1—Items that must be included in statement</b>		
<i>[If an item is not applicable strike it out or write "NOT APPLICABLE" or "N/A" in column 1.]</i>		
<b>General</b>		
Mortgage of land	*YES/NO	Number of mortgage (if registered): Name of mortgagee:
Easement (whether over the land or annexed to the land)	*YES/NO	Description of land subject to easement: Nature of easement: Are you aware of any encroachment on the easement? *YES/NO (If YES, give details): If there is an encroachment, has approval for the encroachment been given? *YES/NO (If YES, give details): <i>[attach additional page(s) if more than 1 easement]</i>
<b>Note—</b> "Easement" includes rights of way and party wall rights.		
Restrictive covenant	*YES/NO	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? *YES/NO (If NO, give details): Does the restrictive covenant affect land other than that being acquired? *YES/NO

Column 1 Prescribed encumbrance	Column 2 Is the encumbrance to be discharged or satisfied prior to or at settlement?	Column 3 Other particulars required
<p>Lease, agreement for lease, tenancy agreement or licence</p> <p>(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.)</p>	*YES/NO	<p>Names of parties:</p> <p>Period of lease, agreement for lease etc: From        to</p> <p>Amount of rent or licence fee: \$        per        (period)</p> <p>Is the lease, agreement for lease etc in writing? *YES/NO</p> <p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify—</p> <p>(a)    the Act under which the lease or licence was granted:</p> <p>(b)    the outstanding amounts due (including any interest or penalty):</p>
<b><i>Development Act 1993 (repealed)</i></b>		
section 42—Condition (that continues to apply) of a development authorisation	*YES/NO	Condition(s) of authorisation:
<b>Repealed Act conditions</b>		
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 1967</i> (repealed)	*YES/NO	Nature of condition(s):

Column 1 Prescribed encumbrance	Column 2 Is the encumbrance to be discharged or satisfied prior to or at settlement?	Column 3 Other particulars required
<b><i>Planning, Development and Infrastructure Act 2016</i></b>		
Part 5—Planning and Design Code	*YES/NO	<p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? *YES/NO</p> <p>Is the land designated as a local heritage place? *YES/NO</p> <p>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? *YES/NO</p> <p>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? *YES/NO</p> <p><b>Note—</b></p> <p>For further information about the Planning and Design Code visit <a href="https://code.plan.sa.gov.au">https://code.plan.sa.gov.au</a>.</p>
section 127—Condition (that continues to apply) of a development authorisation	*YES/NO	<p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>
<b>Part 2—Items to be included if land affected</b>		
<i>[If an item is not applicable, strike it out or write "NOT APPLICABLE" or "N/A" in column 1, or else omit the items and headings that are not applicable.]</i>		
<b><i>Aboriginal Heritage Act 1988</i></b>		
section 9—Registration in central archives of an Aboriginal site or object	*YES/NO	Particulars of register entry:
section 24—Directions prohibiting or restricting access to, or activities on, a site or an area surrounding a site	*YES/NO	<p>Date of notice:</p> <p>Site or area to which notice relates:</p> <p>Directions (as stated in notice):</p>

Column 1 Prescribed encumbrance	Column 2 Is the encumbrance to be discharged or satisfied prior to or at settlement?	Column 3 Other particulars required
Part 3 Division 6—Aboriginal heritage agreement	*YES/NO	Date of agreement: Description of property subject to agreement: Names of parties: Terms of agreement:
<b><i>Burial and Cremation Act 2013</i></b>		
section 8—Human remains interred on land	*YES/NO	Have human remains been interred on the land that will not be exhumed prior to settlement? *YES/NO GPS coordinates of the remains:
<b><i>Crown Rates and Taxes Recovery Act 1945</i></b>		
section 5—Notice requiring payment	*YES/NO	Date of notice: Land in respect of which Crown rates and taxes are owing: Amount owing (as stated in the notice):
<b><i>Development Act 1993 (repealed)</i></b>		
section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	*YES/NO	Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any):
section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	*YES/NO	Date of agreement: Names of parties: Terms of agreement: Contribution payable (if any):
section 55—Order to remove or perform work	*YES/NO	Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any):
section 56—Notice to complete development	*YES/NO	Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):

<b>Column 1</b> <b>Prescribed encumbrance</b>	<b>Column 2</b> <b>Is the encumbrance to be discharged or satisfied prior to or at settlement?</b>	<b>Column 3</b> <b>Other particulars required</b>
section 57—Land management agreement	*YES/NO	Date of agreement: Names of parties: Terms of agreement:
section 60—Notice of intention by building owner	*YES/NO	Date of notice: Building work proposed (as stated in the notice): Other building work as required pursuant to the Act:
section 69—Emergency order	*YES/NO	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):
section 71—Fire safety notice	*YES/NO	Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
section 84—Enforcement notice	*YES/NO	Date notice given: Name of relevant authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any):
section 85(6), 85(10) or 106—Enforcement order	*YES/NO	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:
Part 11 Division 2—Proceedings	*YES/NO	Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any):



Column 1 Prescribed encumbrance	Column 2 Is the encumbrance to be discharged or satisfied prior to or at settlement?	Column 3 Other particulars required
<b><i>Emergency Services Funding Act 1998</i></b>		
section 16—Notice to pay levy	*YES/NO	Date of notice:  Amount of levy payable:
<b><i>Environment Protection Act 1993</i></b>		
section 59—Environment performance agreement that is registered in relation to the land	*YES/NO	Date of agreement:
section 93—Environment protection order that is registered in relation to the land	*YES/NO	Date of issue:  Compliance date(s) specified in the order:
section 93A—Environment protection order relating to cessation of activity that is registered in relation to the land	*YES/NO	Date of issue:  Compliance date(s) specified in the order:
section 99—Clean-up order that is registered in relation to the land	*YES/NO	Date of issue:  Compliance date(s) specified in the order:  Amount of charge on the land (if applicable and known):
section 100—Clean-up authorisation that is registered in relation to the land	*YES/NO	Date of issue:  Amount of charge on the land (if known):
section 103H—Site contamination assessment order that is registered in relation to the land	*YES/NO	Date of issue:  Compliance date(s) specified in the order:  Amount of charge on the land (if applicable and known):
section 103J—Site remediation order that is registered in relation to the land	*YES/NO	Date of issue:  Compliance date(s) specified in the order:  Amount of charge on the land (if applicable and known):
section 103N—Notice of declaration of special management area in relation to the land (due to possible existence of site contamination)	*YES/NO	Date of notice:  Date of Gazette in which notice published:  Description of area or areas to which the notice relates:

Column 1 Prescribed encumbrance	Column 2 Is the encumbrance to be discharged or satisfied prior to or at settlement?	Column 3 Other particulars required
section 103P—Notation of site contamination audit report in relation to the land	*YES/NO	Date of notation:  <b>Note—</b>  Site contamination audit reports are kept by the EPA in the public register under section 109 of the <i>Environment Protection Act 1993</i> .
section 103S—Notice of prohibition or restriction on taking water affected by site contamination in relation to the land	*YES/NO	Date of notice:  Date of Gazette in which notice published:  Description of the water to which the notice relates:  Particulars given in the notice of the site contamination affecting the water:
<b><i>Fences Act 1975</i></b>		
section 5—Notice of intention to perform fencing work	*YES/NO	Date of notice:  Name and address of person to whom notice was given or from whom notice was received:  Particulars of relevant boundary:  Kind of fence proposed to be constructed or nature of work proposed to be done to existing fence:  Cost or estimated cost of fence or work (as stated in the notice):  Amount sought by proponent from adjoining owner (as stated in the notice):  If there is a cross-notice under section 6, give details of—  (a) the proposals objected to:  (b) the counter-proposals:
<b><i>Fire and Emergency Services Act 2005</i></b>		
section 105F (or section 56 or 83 (repealed))—Notice to take action to prevent outbreak or spread of fire	*YES/NO	Date of notice:  Person or body who issued notice:  Requirements of notice (as stated therein):  Amount payable (if any):

Column 1 Prescribed encumbrance	Column 2 Is the encumbrance to be discharged or satisfied prior to or at settlement?	Column 3 Other particulars required
<b><i>Food Act 2001</i></b>		
section 44—Improvement notice	*YES/NO	Date of notice: Name of authorised officer who served notice: Name of authority that appointed officer: Requirements of notice:
section 46—Prohibition order	*YES/NO	Date of order: Name of authority or person who served order: Requirements of order:
<b><i>Ground Water (Qualco-Sunlands) Control Act 2000</i></b>		
Part 6—Risk management allocation	*YES/NO	Is a waterlogging and salinity risk management allocation attached to the whole or any part of the land? *YES/NO If YES, give details of the allocation and the land to which it is attached:
section 56—Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	*YES/NO	Date of notice: Amount payable (as stated in notice):
<b><i>Heritage Places Act 1993</i></b>		
section 14(2)(b)—Registration of an object of heritage significance	*YES/NO	Date of registration: Description and location of object registered:
section 17 or 18—Provisional registration or registration	*YES/NO	Description of place registered: Has the place been designated as a place of geological, palaeontological or speleological significance or archaeological significance? *YES/NO If YES, give details:
section 30—Stop order	*YES/NO	Date of order: Terms of order:
Part 6—Heritage agreement	*YES/NO	Date of agreement: Description of property subject to agreement: Names of parties: Terms of agreement:
section 38—"No development" order	*YES/NO	Date of order: Terms of order:

Column 1 Prescribed encumbrance	Column 2 Is the encumbrance to be discharged or satisfied prior to or at settlement?	Column 3 Other particulars required
<b><i>Highways Act 1926</i></b>		
Part 2A—Establishment of control of access from any road abutting the land	*YES/NO	Date of establishment of control of access:  Description of boundary of land affected:
<b><i>Housing Improvement Act 1940 (repealed)</i></b>		
section 23—Declaration that house is undesirable or unfit for human habitation	*YES/NO	Date of declaration:  Those particulars required to be provided by a council under section 23:
Part 7 (rent control for substandard houses)—Notice or declaration	*YES/NO	Date of notice or declaration:  Those particulars required to be provided by the housing authority under section 60:
<b><i>Housing Improvement Act 2016</i></b>		
Part 3 Division 1—Assessment, improvement or demolition orders	*YES/NO	Date of order:  Those particulars required to be provided by the Minister under section 14 or 15 (if applicable):
section 22—Notice to vacate premises	*YES/NO	Date of notice:  Name of authority that issued the notice:  Date by which the premises must be vacated:
section 25—Rent control notice	*YES/NO	Date of notice:  Maximum rent payable (per week):
<b><i>Land Acquisition Act 1969</i></b>		
section 10—Notice of intention to acquire	*YES/NO	Date of notice:  Name of Authority who served notice:  Description of land intended to be acquired (as described in the notice):
<b><i>Landscape South Australia Act 2019</i></b>		
section 72—Notice to pay levy in respect of costs of regional landscape board	*YES/NO	Date of notice:  Amount of levy payable:
section 78—Notice to pay levy in respect of right to take water or taking of water	*YES/NO	Date of notice:  Amount of levy payable:

<b>Column 1</b> <b>Prescribed encumbrance</b>	<b>Column 2</b> <b>Is the encumbrance to be discharged or satisfied prior to or at settlement?</b>	<b>Column 3</b> <b>Other particulars required</b>
section 99—Notice to prepare an action plan for compliance with general statutory duty	*YES/NO	Date of notice: Name of authority or person that issued notice: Requirements of notice (as specified therein):
section 107—Notice to rectify effects of unauthorised activity	*YES/NO	Date of notice: Name of relevant authority that issued notice: Requirements of notice (as specified therein):
section 108—Notice to maintain watercourse or lake in good condition	*YES/NO	Date of notice: Name of relevant authority that issued notice: Requirements of notice (as specified therein):
section 109—Notice restricting the taking of water or directing action in relation to the taking of water	*YES/NO	Date of notice: Water resource to which notice applies: Requirements of notice (as specified therein):
section 111—Notice to remove or modify a dam, embankment, wall or other obstruction or object	*YES/NO	Date of notice: Requirements of notice (as specified therein):
section 112—Permit (or condition of a permit) that remains in force	*YES/NO	Date of permit: Name of relevant authority that granted permit: Condition(s) of permit:
section 120—Notice to take remedial or other action in relation to a well	*YES/NO	Date of notice: Location of well: Requirements of notice (as specified therein):
section 135—Water resource works approval	*YES/NO	Details of site where works are authorised:
section 142—Site use approval	*YES/NO	Details of location where water use is allowed:
section 166—Forest water licence	*YES/NO	Details of location of forest to which licence relates:

<b>Column 1</b> <b>Prescribed encumbrance</b>	<b>Column 2</b> <b>Is the encumbrance to be discharged or satisfied prior to or at settlement?</b>	<b>Column 3</b> <b>Other particulars required</b>
section 191—Notice of instruction as to keeping or management of animal or plant	*YES/NO	Date of notice: Name of authorised officer who issued notice: Requirements of notice (as specified therein):
section 193—Notice to comply with action order for the destruction or control of animals or plants	*YES/NO	Date of notice: Name of authorised officer who issued notice: Requirements of notice (as specified therein):
section 194—Notice to pay costs of destruction or control of animals or plants on road reserve	*YES/NO	Date of notice: Name of authority that issued notice: Amount payable (as specified in notice):
section 196—Notice requiring control or quarantine of animal or plant	*YES/NO	Date of notice: Requirements of notice (as specified therein):
section 207—Protection order to secure compliance with specified provisions of the Act	*YES/NO	Date of order: Name of authority or person who issued order: Requirements of order (as specified therein):
section 209—Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	*YES/NO	Date of order: Name of authority or person who issued order: Requirements of order (as specified therein):
section 211—Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	*YES/NO	Date of authorisation: Name of relevant authority that issued authorisation: Person authorised to take action: Requirements of authorisation (as specified therein):
section 215—Orders made by ERD Court	*YES/NO	Date of order: Names of parties: Requirements of order:
section 219—Management agreements	*YES/NO	Date of agreement: Names of parties: Requirements of agreement:

Column 1 Prescribed encumbrance	Column 2 Is the encumbrance to be discharged or satisfied prior to or at settlement?	Column 3 Other particulars required
section 235—Additional orders on conviction	*YES/NO	Date of conviction: Name of court by which conviction is recorded: Requirements of additional order(s):
<b><i>Land Tax Act 1936</i></b>		
Notice, order or demand for payment of land tax	*YES/NO	Date of notice, order or demand: Amount payable (as stated in the notice):
<b><i>Local Government Act 1934 (repealed)</i></b>		
Notice, order, declaration, charge, claim or demand given or made under the Act	*YES/NO	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):
<b><i>Local Government Act 1999</i></b>		
Notice, order, declaration, charge, claim or demand given or made under the Act	*YES/NO	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):
<b><i>Local Nuisance and Litter Control Act 2016</i></b>		
section 30—Nuisance or litter abatement notice	*YES/NO	Date of notice: Notice issued by: Nature of requirements contained in notice: Time for carrying out requirements:
<b><i>Metropolitan Adelaide Road Widening Plan Act 1972</i></b>		
section 6—Restriction on building work	*YES/NO	Does the restriction apply to all of the land? *YES/NO (If NO, give details about the part of the land to which the restriction applies):

Column 1 Prescribed encumbrance	Column 2 Is the encumbrance to be discharged or satisfied prior to or at settlement?	Column 3 Other particulars required
<b><i>Mining Act 1971</i></b>		
Mineral tenement (other than an exploration licence)	*YES/NO	Type of tenement: Terms of tenement: Condition(s) (if any) the tenement is subject to:
section 9AA—Notice, agreement or order to waive exemption from authorised operations	*YES/NO	Date of notice, agreement or order: Description of land subject to notice, agreement or order: Names of parties: Period of waiver: Terms (and condition(s), if any) of notice, agreement or order:
section 56T(1)—Consent to a change in authorised operations	*YES/NO	Date of consent: Description of property subject to consent: Name of tenement holder who sought consent: Name of person who gave consent: Terms of consent:
section 58(a)—Agreement authorising tenement holder to enter land	*YES/NO	Date of agreement: Description of property subject to agreement: Names of parties: Terms of agreement:
section 58A—Notice of intention to commence authorised operations or apply for lease or licence	*YES/NO	Date of notice: Description of property subject to notice: Name of person who served notice: Name of person on whom notice was served: Terms of notice:
section 61—Agreement or order to pay compensation for authorised operations	*YES/NO	Date of agreement or order: Description of property subject to agreement or order: Names of parties: Terms of agreement or order:



Column 1 Prescribed encumbrance	Column 2 Is the encumbrance to be discharged or satisfied prior to or at settlement?	Column 3 Other particulars required
section 75(1)—Consent relating to extractive minerals	*YES/NO	Date of consent:  Description of property subject to consent:  Name of tenement holder who sought consent:  Name of person who gave consent:  Terms of consent:
section 82(1)—Deemed consent or agreement	*YES/NO	Date of consent or agreement:  Description of property subject to consent or agreement:  Name of owner of the land/tenement holder deemed to have provided consent or agreement:  Terms of consent or agreement:
Proclamation with respect to a private mine	*YES/NO	Date of proclamation:
<b><i>Native Vegetation Act 1991</i></b>		
Part 4 Division 1—Heritage agreement	*YES/NO	Date of agreement:  Description of property subject to agreement:  Names of parties:  Terms of agreement:
section 25C—Conditions of approval regarding achievement of environmental benefit by accredited third party provider	*YES/NO	Date of approval:  Condition(s) of approval:
section 25D—Management agreement	*YES/NO	Date of agreement:  Names of parties:  Terms of agreement:
Part 5 Division 1—Refusal to grant consent, or condition of a consent, to clear native vegetation	*YES/NO	Date of refusal or grant of consent:  If consent given, condition(s) (if any) of the consent:
<b><i>Natural Resources Management Act 2004 (repealed)</i></b>		
section 97—Notice to pay levy in respect of costs of regional NRM board	*YES/NO	Date of notice:  Amount of levy payable:

<b>Column 1</b> <b>Prescribed encumbrance</b>	<b>Column 2</b> <b>Is the encumbrance to be discharged or satisfied prior to or at settlement?</b>	<b>Column 3</b> <b>Other particulars required</b>
section 123—Notice to prepare an action plan for compliance with general statutory duty	*YES/NO	Date of notice:  Name of authority or person that issued notice:  Requirements of notice (as specified therein):
section 134—Notice to remove or modify a dam, embankment, wall or other obstruction or object	*YES/NO	Date of notice:  Requirements of notice (as specified therein):
section 135—Condition (that remains in force) of a permit	*YES/NO	Date of permit:  Name of relevant authority that granted permit:  Condition(s) of permit:
section 181—Notice of instruction as to keeping or management of animal or plant	*YES/NO	Date of notice:  Name of authorised officer who issued notice:  Requirements of notice (as specified therein):
section 183—Notice to prepare an action plan for the destruction or control of animals or plants	*YES/NO	Date of notice:  Name of authorised officer who issued notice:  Requirements of notice (as specified therein):
section 185—Notice to pay costs of destruction or control of animals or plants on road reserve	*YES/NO	Date of notice:  Name of authority that issued notice:  Amount payable (as specified in notice):
section 187—Notice requiring control or quarantine of animal or plant	*YES/NO	Date of notice:  Requirements of notice (as specified therein):
section 193—Protection order to secure compliance with specified provisions of the Act	*YES/NO	Date of order:  Name of authority or person who issued order:  Requirements of order (as specified therein):
section 195—Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	*YES/NO	Date of order:  Name of authority or person who issued order:  Requirements of order (as specified therein):

Column 1 Prescribed encumbrance	Column 2 Is the encumbrance to be discharged or satisfied prior to or at settlement?	Column 3 Other particulars required
section 197—Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	*YES/NO	Date of authorisation:  Name of relevant authority that issued authorisation:  Person authorised to take action:  Requirements of authorisation (as specified therein):
<b><i>Outback Communities (Administration and Management) Act 2009</i></b>		
section 21—Notice of levy or contribution payable	*YES/NO	Date of notice:  Name of person or body giving notice:  Type of levy or contribution:  Amount payable (as stated in notice):
<b><i>Phylloxera and Grape Industry Act 1995</i></b>		
section 23(1)—Notice of contribution payable	*YES/NO	Date of notice:  Name of person or body giving notice:  Terms of notice:  Amount payable (as stated in notice):
<b><i>Planning, Development and Infrastructure Act 2016</i></b>		
section 139—Notice of proposed work and notice may require access	*YES/NO	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:
section 140—Notice requesting access	*YES/NO	Date of notice:  Name of person requesting access:  Reason for which access is sought (as stated in the notice):  Activity or work to be carried out:
section 141—Order to remove or perform work	*YES/NO	Date of order:  Terms of order:  Building work (if any) required to be carried out:  Amount payable (if any):

<b>Column 1</b> <b>Prescribed encumbrance</b>	<b>Column 2</b> <b>Is the encumbrance to be discharged or satisfied prior to or at settlement?</b>	<b>Column 3</b> <b>Other particulars required</b>
section 142—Notice to complete development	*YES/NO	Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
section 155—Emergency order	*YES/NO	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):
section 157—Fire safety notice	*YES/NO	Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
section 192 or 193—Land management agreement	*YES/NO	Date of agreement: Names of parties: Terms of agreement:
section 198(1)—Requirement to vest land in a council or the Crown to be held as open space	*YES/NO	Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any):
section 198(2)—Agreement to vest land in a council or the Crown to be held as open space	*YES/NO	Date of agreement: Names of parties: Terms of agreement: Contribution payable (if any):
Part 16 Division 1—Proceedings	*YES/NO	Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any):

Column 1 Prescribed encumbrance	Column 2 Is the encumbrance to be discharged or satisfied prior to or at settlement?	Column 3 Other particulars required
section 213—Enforcement notice	*YES/NO	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):
section 214(6), 214(10) or 222— Enforcement order	*YES/NO	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:
<b><i>Plant Health Act 2009</i></b>		
section 8 or 9—Notice or order concerning pests	*YES/NO	Date of notice or order: Date of Gazette in which notice published (if applicable): Nature of requirement, restriction or prohibition:
<b><i>Public and Environmental Health Act 1987 (repealed)</i></b>		
Part 3—Notice	*YES/NO	Date of notice: Name of council or other authority giving notice: Requirements of notice:
<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval	*YES/NO	Date of approval: Name of relevant authority that granted the approval: Condition(s) of approval:
<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (revoked) regulation 19—Maintenance order (that has not been complied with)	*YES/NO	Date of order: Name of relevant authority giving order: Requirements of order:
<b><i>South Australian Public Health Act 2011</i></b>		
section 66—Direction or requirement to avert spread of disease	*YES/NO	Date of direction or requirement: Name of authority giving direction or making requirement: Nature of direction or requirement:

Column 1 Prescribed encumbrance	Column 2 Is the encumbrance to be discharged or satisfied prior to or at settlement?	Column 3 Other particulars required
section 92—Notice	*YES/NO	Date of notice: Name of council or other relevant authority giving notice: Requirements of notice:
<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4—Condition (that continues to apply) of an approval	*YES/NO	Date of approval: Name of person or body that granted the approval: Condition(s) of approval:
<b><i>Upper South East Dryland Salinity and Flood Management Act 2002 (expired)</i></b>		
section 23—Notice of contribution payable	*YES/NO	Date of notice: Terms of notice: Amount payable:
<b><i>Water Industry Act 2012</i></b>		
Notice or order under the Act requiring payment of charges or other amounts or making other requirement	*YES/NO	Date of notice or order: Name of person or body who served notice or order: Amount payable (if any) as specified in the notice or order: Nature of other requirement made (if any) as specified in the notice or order:
<b><i>Water Resources Act 1997 (repealed)</i></b>		
section 18—Condition (that remains in force) of a permit	*YES/NO	Date of permit: Name of relevant authority that granted permit: Condition(s) of permit:
section 125 (or a corresponding previous enactment)—Notice to pay levy	*YES/NO	Date of notice: Amount of levy payable:
<b>Other</b>		
Caveat	*YES/NO	Name and address of caveator: Particulars of interest claimed:
Lien or notice of a lien	*YES/NO	Land or other property subject to lien: Nature of lien: Name and address of person who has imposed lien or given notice of it:

Column 1 Prescribed encumbrance	Column 2 Is the encumbrance to be discharged or satisfied prior to or at settlement?	Column 3 Other particulars required
Charge of any kind affecting the land (not included in another item)	*YES/NO	Person or body in whose favour charge exists:  Nature of charge:  Amount of charge (if known):

## †Schedule 2—Division 2—Other particulars

### (section 7(1)(b) and section 8(1)(b))

#### †Particulars of transactions in last 12 months

If the vendor, within 12 months before the date of the contract of sale—

- (a) obtained title to the land; or
- (b) obtained an option to purchase the land; or
- (c) entered into a contract to purchase the land (whether on the vendor's own behalf or on behalf of another),

the vendor must provide the following particulars of all transactions relating to the acquisition of the interest that occurred within that 12 month period:

- 1 The name and address of each party to the transaction and of each person in whom an interest vested as a result of the transaction:
- 2 The date and nature of each instrument registered on the certificate of title or, if no such instrument has been registered, the date and nature of each document forming the whole or part of a contract relating to the transaction:
- 3 Particulars of the consideration provided for the purposes of the transaction:

The above particulars must be provided for each transaction.

#### †Particulars relating to community lot (including strata lot) or development lot

- 1 Name of community corporation:  
Address of community corporation:
- 2 Application must be made in writing to the community corporation for the particulars and documents referred to in 1 and 2. Application must also be made in writing to the community corporation for the documents referred to in 3 unless those documents are obtained from the Lands Titles Registration Office.
- 1 Particulars supplied by the community corporation or known to the vendor:
  - (a) particulars of contributions payable in relation to the lot (including details of arrears of contributions related to the lot):
  - (b) particulars of assets and liabilities of the community corporation:
  - (c) particulars of expenditure that the community corporation has incurred, or has resolved to incur, and to which the owner of the lot must contribute, or is likely to be required to contribute:

(d) if the lot is a development lot, particulars of the scheme description relating to the development lot and particulars of the obligations of the owner of the development lot under the development contract:

(e) if the lot is a community lot, particulars of the lot entitlement of the lot:

*[State "not known" next to any particulars not supplied by the community corporation by the date of this statement and not known to the vendor.]*

2 Documents supplied by the community corporation that are enclosed:

(a) a copy of the minutes of the general meetings of the community corporation and management committee \*for the 2 years preceding this statement/since the deposit of the community plan;

(\*Strike out whichever is the greater period)

(b) a copy of the statement of accounts of the community corporation last prepared;

(c) a copy of current policies of insurance taken out by the community corporation.

*[State "not supplied" next to any document not supplied by the community corporation by the date of this statement.]*

5 If "not known" or "not supplied" has been specified for an item in 1 or 2, set out the date of the application made to the community corporation and give details of any other steps taken to obtain the particulars or documents concerned:

3 The following documents are enclosed:

†(a) a copy of the scheme description (if any) and the development contract (if any);

(b) a copy of the by-laws of the community scheme.

†7 The following additional particulars are known to the vendor or have been supplied by the community corporation:

8 Further inquiries may be made to the secretary of the community corporation or the appointed community scheme manager.

Name:

Address:

**Note—**

1 A community corporation must (on application by or on behalf of a current or prospective owner or other relevant person) provide the particulars and documents referred to in 1(a)—(c) and 2 and must also make available for inspection any information required to establish the current financial position of the corporation, a copy of any contract with a body corporate manager and the register of owners and lot entitlements that the corporation maintains: see sections 139 and 140 of the *Community Titles Act 1996*.

2 Copies of the scheme description, the development contract or the by-laws of the community scheme may be obtained from the community corporation or from the Lands Titles Registration Office.

3 All owners of a community lot are bound by the by-laws of the community scheme. The by-laws regulate the rights and liabilities of owners of lots in relation to their lots and the common property and matters of common concern.

4 For a brief description of some of the matters that need to be considered before purchasing a community lot, see Division 3 of this Schedule.



**†Particulars relating to strata unit**

- 1 Name of strata corporation:  
Address of strata corporation:
- 2 Application must be made in writing to the strata corporation for the particulars and documents referred to in 1 and 2. Application must also be made in writing to the strata corporation for the articles referred to in 3 unless the articles are obtained from the Lands Titles Registration Office.
- 1 Particulars supplied by the strata corporation or known to the vendor:
  - (a) particulars of contributions payable in relation to the unit (including details of arrears of contributions related to the unit):
  - (b) particulars of the assets and liabilities of the strata corporation:
  - (c) particulars of expenditure that the strata corporation has incurred, or has resolved to incur, and to which the unit holder of the unit must contribute, or is likely to be required to contribute:
  - (d) particulars of the unit entitlement of the unit:

*[State "not known" next to any particulars not supplied by the strata corporation by the date of this statement and not known to the vendor.]*
- 2 Documents supplied by the strata corporation that are enclosed:
  - (a) a copy of the minutes of the general meetings of the strata corporation and management committee \*for the 2 years preceding this statement/since the deposit of the strata plan;  
(\*Strike out whichever is the greater period)
  - (b) a copy of the statement of accounts of the strata corporation last prepared;
  - (c) a copy of current policies of insurance taken out by the strata corporation.

*[State "not supplied" next to any document not supplied by the strata corporation by the date of this statement.]*
- 5 If "not known" or "not supplied" has been specified for an item in 1 or 2, set out the date of the application made to the strata corporation and give details of any other steps taken to obtain the particulars or documents concerned:
- 3 A copy of the articles of the strata corporation is enclosed.
- †7 The following additional particulars are known to the vendor or have been supplied by the strata corporation:
- 8 Further inquiries may be made to the secretary of the strata corporation or the appointed strata manager.  
Name:  
Address:

**Note—**

- 1 A strata corporation must (on application by or on behalf of a current owner, prospective purchaser or other relevant person) provide the particulars and documents referred to in 1(a)—(c), 2 and 3 and must also make available for inspection its accountancy records and minute books, any contract with a body corporate manager, the register of unit holders and unit holder entitlements that it maintains, and any documents in its possession relating to the design and construction of the buildings or improvements on the site or relating to the strata scheme.

- 2 Copies of the articles of the strata corporation may also be obtained from the Lands Titles Registration Office.
- 3 All owners of a strata unit are bound by the articles of the strata corporation. The articles regulate the rights and liabilities of owners of units in relation to their units and the common property and matters of common concern.
- 4 For a brief description of some of the matters that need to be considered before purchasing a strata unit, see Division 3 of this Schedule.

### †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 insurance still in existence for building work on the land:

- 1 Name(s) of person(s) insured:
- 1 Name of insurer:
- 1 Limitations on the liability of the insurer:
- 1 Name of builder:
- 1 Builder's licence number:
- 1 Date of issue of insurance:
- 1 Description of insured building work:

### 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? \*YES/NO

If YES, give details:

- (a) Date of the exemption:
- (b) Name of builder granted the exemption:
- (c) Licence number of builder granted the exemption:
- (d) Details of building work to which the exemption applies:
- (e) Details of conditions (if any) to which the exemption is subject:

**†Particulars relating to asbestos at workplaces**

- 1 In these particulars—  
*asbestos* and *asbestos containing material* have the same meaning as in the *Work Health and Safety Regulations 2012*;  
*workplace* has the same meaning as in the *Work Health and Safety Act 2012*.
- 2 Is there a workplace on the land? \*YES/NO
- 3 If YES, is there an asbestos register for the workplace? \*YES/NO
- 4 If YES, does that register record any asbestos or asbestos containing material at the workplace (or likely to be present at the workplace from time to time) and specify the location, type and condition of that asbestos or asbestos containing material? \*YES/NO
- 5 If YES—
  - (a) give details of the location, type and condition of the asbestos or asbestos containing material:
  - (b) has a plan been prepared for the management of asbestos at the workplace? \*YES/NO  
If YES, give details:
  - (c) is any asbestos or asbestos containing material to be removed before settlement? \*YES/NO  
If YES, give details:

**Note—**

- (a) A register is not required to be prepared for a workplace—
  - (i) if a register has already been prepared for the workplace; or
  - (ii) if—
    - (A) the workplace is a building that was constructed after 31 December 2003; and
    - (B) no asbestos has been identified at the workplace; and
    - (C) no asbestos is likely to be present at the workplace from time to time.

See regulation 425 of the *Work Health and Safety Regulations 2012*.
- (b) A person with management or control of a workplace who plans to relinquish management or control must ensure (so far as is reasonably practicable) that the asbestos register is given to the person assuming management or control of the workplace.  

See regulation 428 of the *Work Health and Safety Regulations 2012*.

**†Particulars relating to aluminium composite panels**

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

- (a) as having aluminium composite panels installed on the exterior of the building; and
- (b) as constituting a moderate, high or extreme risk as a result of that installation; and
- (c) as requiring remediation to reduce the risk to an acceptable level; and

- (d) as not having had the necessary remedial work performed or a determination made by the appropriate authority of the relevant council (within the meaning of section 157 of the *Planning, Development and Infrastructure Act 2016*) that no further action is required?

\*YES/NO

If YES, give details of the following:

- 1 the actions required to remediate the risk (if known):
- 2 the estimated costs of remediation (if known):

### †Particulars relating to court or tribunal process

If process has issued out of any court or tribunal in relation to a claim—

- (a) that is stated to affect the land or the value of which is \$5 000 or more; and
- (b) that presently affects (or may prospectively affect) title to, or the possession or enjoyment of, the land,

the vendor must provide the following particulars:

- 1 Name of court or tribunal:
- 2 Names of parties:
- 3 Nature of claim:
- 4 Amount of claim (if applicable):
- 5 Amount of judgment (if applicable):
- 6 Name of judgment creditor (if applicable):

### †Particulars relating to land irrigated or drained under Irrigation Acts

#### †1—Land irrigated or drained under *Irrigation Act 2009*

If the land is land in respect of which water is supplied or delivered, or is drained, through an irrigation or drainage system provided by an irrigation trust under the *Irrigation Act 2009*—

- (a) has the trust given notice under section 40 of that Act in respect of the land?

\*YES/NO

If YES, specify—

- (i) the date on which notice was given:
- (ii) the requirements of the notice:
- (iii) the amount (if any) payable under section 40(7) of the Act:

- (b) has the trust given notice under section 50 of that Act? \*YES/NO

If YES, specify—

- (i) the date on which notice was given:
- (ii) the amount payable (including interest, if any):

**†2—Land irrigated or drained under *Renmark Irrigation Trust Act 2009***

If the land is land in respect of which water is supplied or delivered, or is drained, through an irrigation or drainage system provided by the Renmark Irrigation Trust under the *Renmark Irrigation Trust Act 2009*—

- (a) has the Trust given notice under section 41 of that Act in respect of the land?

\*YES/NO

If YES, specify—

- (i) the date on which notice was given:
- (ii) the requirements of the notice:
- (iii) the amount (if any) payable under section 41(7) of the Act:

- (b) has the Trust given notice under section 52 of that Act in respect of the land?

\*YES/NO

If YES, specify—

- (i) the date on which notice was given:
- (ii) the amount payable (including interest, if any):

**†Particulars relating to environment protection****1—Interpretation**

- (1) In this and the following items (items 1 to 4 inclusive)—

***domestic activity*** has the same meaning as in the *Environment Protection Act 1993*;

***environmental assessment***, in relation to land, means an assessment of the existence or nature or extent of—

- (a) site contamination (within the meaning of the *Environment Protection Act 1993*) at the land; or
- (b) any other contamination of the land by chemical substances,

and includes such an assessment in relation to water on or below the surface of the land;

***EPA*** means the Environment Protection Authority established under the *Environment Protection Act 1993*;

***pre-1 July 2009 site audit***, in relation to land, means a review (carried out by a person recognised by the EPA as an environmental auditor) that examines environmental assessments or remediation of the land for the purposes of determining—

- (a) the nature and extent of contamination of the land by chemical substances present or remaining on or below the surface of the land; and
- (b) the suitability of the land for a particular use; and
- (c) what remediation is or remains necessary for a particular use,

but does not include a site contamination audit (as defined below) completed on or after 1 July 2009;

***pre-1 July 2009 site audit report*** means a detailed written report that sets out the findings of a pre-1 July 2009 site audit;

**prescribed commercial or industrial activity**—see item 1(2);

**prescribed fee** means the fee prescribed under the *Environment Protection Act 1993* for inspection of, or obtaining copies of information on, the public register;

**public register** means the public register kept by the EPA under section 109 of the *Environment Protection Act 1993*;

**site contamination audit** has the same meaning as in the *Environment Protection Act 1993*;

**site contamination audit report** has the same meaning as in the *Environment Protection Act 1993*.

- (2) For the purposes of this and the following items (items 1 to 4 inclusive), each of the following activities (as defined in Schedule 3 clause 2 of the *Environment Protection Regulations 2023*) is a prescribed commercial or industrial activity:

abrasive blasting	acid sulphate soil generation	agricultural activities
airports, aerodromes or aerospace industry	animal burial	animal dips or spray race facilities
animal feedlots	animal saleyards	asbestos disposal
asphalt or bitumen works	battery manufacture, recycling or disposal	breweries
brickworks	bulk shipping facilities	cement works
ceramic works	charcoal manufacture	coal handling or storage
coke works	compost or mulch production or storage	concrete batching works
curing or drying works	defence works	desalination plants
dredge spoil disposal or storage	drum reconditioning or recycling works	dry cleaning
electrical or electronics component manufacture	electrical substations	electrical transformer or capacitor works
electricity generation or power plants	explosives or pyrotechnics facilities	fertiliser manufacture
fibreglass manufacture	fill or soil importation	fire extinguisher or retardant manufacture
fire stations	fire training areas	foundry
fuel burning facilities	furniture restoration	gasworks
glass works	glazing	hat manufacture or felt processing
incineration	iron or steel works	laboratories
landfill sites	lime burner	metal coating, finishing or spray painting
metal forging	metal processing, smelting, refining or metallurgical works	mineral processing, metallurgical laboratories or mining or extractive industries
mirror manufacture	motor vehicle manufacture	motor vehicle racing or testing venues

motor vehicle repair or maintenance	motor vehicle wrecking yards	mushroom farming
oil recycling works	oil refineries	paint manufacture
pest control works	plastics manufacture works	printing works
pulp or paper works	railway operations	rubber manufacture or processing
scrap metal recovery	service stations	ship breaking
spray painting	tannery, fellmongery or hide curing	textile operations
transport depots or loading sites	tyre manufacture or retreading	vermiculture
vessel construction, repair or maintenance	waste depots	wastewater storage, treatment or disposal
water discharge to underground aquifer	wetlands or detention basins	wineries or distilleries
wood preservation works	woolscouring or wool carbonising works	works depots (operated by councils or utilities)

## 2—Pollution and site contamination on the land—questions for vendor

- (1) Is the vendor aware of any of the following activities ever having taken place at the land:
- storage, handling or disposal of waste or fuel or other chemicals (other than in the ordinary course of domestic activities)?
  - importation of soil or other fill from a site at which—
    - an activity of a kind listed in paragraph (a) has taken place; or
    - a prescribed commercial or industrial activity (see item 1(2) above) has taken place?

\*YES/NO

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

- (2) Is the vendor aware of any prescribed commercial or industrial activities (see item 1(2) above) ever having taken place at the land?

\*YES/NO

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

- (3) Is the vendor aware of any dangerous substances ever having been kept at the land pursuant to a licence under the *Dangerous Substances Act 1979*?

\*YES/NO

If YES, give details of all dangerous substances that the vendor is aware of and whether they were kept at the land before or after the vendor acquired an interest in the land:

- (4) Is the vendor aware of the sale or transfer of the land or part of the land ever having occurred subject to an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

\*YES/NO

If YES, give details of each sale or transfer and agreement that the vendor is aware of:

- (5) Is the vendor aware of an environmental assessment of the land or part of the land ever having been carried out or commenced (whether or not completed)?

\*YES/NO

If YES, give details of all environmental assessments that the vendor is aware of and whether they were carried out or commenced before or after the vendor acquired an interest in the land:

**Note—**

These questions relate to details about the land that may be known by the vendor. A "YES" answer to the questions at items 2(1) or 2(2) 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.

A "YES" answer to any of the questions in this item may indicate the need for the purchaser to seek further information regarding the activities, for example, from the council or the EPA.

### **3—Licences and exemptions recorded by EPA in public register**

Does the EPA hold any of the following details in the public register:

- (a) details of a current licence issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?  
\*YES/NO
- (b) details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?  
\*YES/NO
- (c) details of a current exemption issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?  
\*YES/NO
- (d) details of an exemption no longer in force issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?  
\*YES/NO
- (e) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land?  
\*YES/NO
- (f) details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?  
\*YES/NO
- (g) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to produce waste of a prescribed kind (within the meaning of that Act) at the land?



\*YES/NO

- (h) details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land?

\*YES/NO

**Note—**

These questions relate to details about licences and exemptions required to be recorded by the EPA in the public register. If the EPA answers "YES" to any of the questions—

- in the case of a licence or exemption under the *Environment Protection Act 1993*—
  - the purchaser may obtain a copy of the licence or exemption from the public register on payment of the prescribed fee; and
  - the purchaser should note that transfer of a licence or exemption is subject to the conditions of the licence or exemption and the approval of the EPA (see section 49 of the *Environment Protection Act 1993*); and
- in the case of a licence under a repealed Act—the purchaser may obtain details about the licence from the public register on payment of the prescribed fee.

A "YES" answer to any of these questions 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.

The EPA will not provide details about licences to conduct the following prescribed activities of environmental significance (within the meaning of Schedule 1 Part A of the *Environment Protection Act 1993*): waste transport business (category A), waste transport business (category B), dredging, earthworks drainage, any other activities referred to in Schedule 1 Part A undertaken by means of mobile works, helicopter landing facilities, marinas and boating facilities or discharges to marine or inland waters.

The EPA will not provide details about exemptions relating to—

- the conduct of any of the licensed activities in the immediately preceding paragraph in this note; or
- noise.

#### **4—Pollution and site contamination on the land—details recorded by EPA in public register**

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

- (a) details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)?

\*YES/NO

- (b) details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*?

\*YES/NO

- (c) a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?

\*YES/NO

- (d) a copy of a site contamination audit report?

\*YES/NO

- (e) details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?  
\*YES/NO
- (f) details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?  
\*YES/NO
- (g) details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?  
\*YES/NO
- (h) details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit?  
\*YES/NO
- (i) details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit?  
\*YES/NO
- (j) details of records, held by the former South Australian Waste Management Commission under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?  
\*YES/NO

**Note—**

These questions relate to details required to be recorded by the EPA in the public register. If the EPA answers "YES" to any of the questions, the purchaser may obtain those details from the public register on payment of the prescribed fee.

## **5—Pollution and site contamination on the land—other details held by EPA**

Does the EPA hold any of the following details in relation to the land or part of the land:

- (a) a copy of a report known as a "Health Commission Report" prepared by or on behalf of the South Australian Health Commission (under the repealed *South Australian Health Commission Act 1976*)?  
\*YES/NO
- (b) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?  
\*YES/NO
- (c) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?  
\*YES/NO
- (d) a copy of a pre-1 July 2009 site audit report?  
\*YES/NO

- (e) details relating to the termination before completion of a pre-1 July 2009 site audit?  
\*YES/NO

**Note—**

These questions relate to details that the EPA may hold. If the EPA answers "YES" to any of the questions, the purchaser may obtain those details from the EPA (on payment of any fee fixed by the EPA).

## 6—Further information held by councils

Does the council hold details of any development approvals relating to—

- (a) commercial or industrial activity at the land; or  
(b) a change in the use of the land or part of the land (within the meaning of the repealed *Development Act 1993* or the *Planning, Development and Infrastructure Act 2016*)?

\*YES/NO

**Note—**

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

## 4—Further information for purchasers

**Note—**

The purchaser is advised that other matters under the *Environment Protection Act 1993* (that is, matters other than those referred to in this Statement) that may be relevant to the purchaser's further enquiries may also be recorded in the public register. These include:

- details relating to environmental authorisations such as applications, applicants, locations of activities, conditions, suspension, cancellation or surrender of authorisations, disqualifications, testing requirements and test results;
- details relating to activities undertaken on the land under licences or other environmental authorisations no longer in force;
- written warnings relating to alleged contraventions of the *Environment Protection Act 1993*;
- details of prosecutions and other enforcement action;
- details of civil proceedings;
- other details prescribed under the *Environment Protection Act 1993* (see section 109(3)(l)).

Details of these matters may be obtained from the public register on payment to the EPA of the prescribed fee.

If—

- an environment performance agreement, environment protection order, clean-up order, clean-up authorisation, site contamination assessment order or site remediation order has been registered on the certificate of title for the land; or
- a notice of declaration of special management area in relation to the land has been gazetted; or
- a notation has been made on the certificate of title for the land that a site contamination audit report has been prepared in respect of the land; or
- a notice of prohibition or restriction on taking water affected by site contamination in relation to the land has been gazetted,

it will be noted in the items under the heading *Environment Protection Act 1993* under the Table of Particulars in this Statement. Details of any registered documents may be obtained from the Lands Titles Registration Office.

### †Particulars relating to *Livestock Act 1997*

#### †1—Sale of land

- (1) Has any notice under section 33 or 37 of the *Livestock Act 1997* been made that affects, presently or prospectively, enjoyment of the land? \*YES/NO

If YES, give details of the following:

Date of notice:

Terms of notice:

- (2) Has any order under section 38, or notice under section 72, of the *Livestock Act 1997* been issued to the vendor in relation to the land or any building on the land? \*YES/NO

If YES, give details of the following:

Date of order or notice:

Terms of order or notice:

#### †2—Sale of small business

Does the small business the subject of the sale involve the keeping or handling of livestock, the handling of livestock products or the handling of property in connection with such an activity? \*YES/NO

If YES, has any notice or order been issued under the *Livestock Act 1997* in relation to any livestock, livestock products or other property (other than land or any building on the land) included in the sale? \*YES/NO

If YES, give details of the following:

Date of notice or order:

Terms of notice or order:

### †Schedule 2—Division 3—Community lots and strata units

#### Matters to be considered in purchasing a community lot or strata unit

The property you are buying is on strata or community title. There are **special obligations and restrictions** that go with this kind of title. Make sure you understand these. If unsure, seek legal advice before signing a contract. For example:

## Governance

You will automatically become a member of the **body corporate**, which includes all owners and has the job of maintaining the common property and enforcing the rules. Decisions, such as the amount you must pay in levies, will be made by vote of the body corporate. You will need to take part in meetings if you wish to have a say. If outvoted, you will have to live with decisions that you might not agree with.

If you are buying into a mixed use development (one that includes commercial as well as residential lots), owners of some types of lots may be in a position to outvote owners of other types of lots. Make sure you fully understand your voting rights, see later.

## Use of your property

You, and anyone who visits or occupies your property, will be bound by rules in the form of **articles or by-laws**. These can restrict the use of the property, for example, they can deal with keeping pets, car parking, noise, rubbish disposal, short-term letting, upkeep of buildings and so on. Make sure that you have read the articles or by-laws before you decide whether this property will suit you.

Depending on the rules, you might not be permitted to make changes to the exterior of your unit, such as installing a television aerial or an air-conditioner, building a pergola, attaching external blinds etc without the permission of the body corporate. A meeting may be needed before permission can be granted. Permission may be refused.

Note that the articles or by-laws **could change** between now and when you become the owner: the body corporate might vote to change them. Also, if you are buying before the community plan is registered, then any by-laws you have been shown are just a draft.

## Are you buying a debt?

If there are unpaid contributions owing on this property, you can be made to pay them. You are entitled to **know the financial state of the body corporate** and you should make sure you see its records before deciding whether to buy. As a prospective owner, you can write to the body corporate requiring to see the records, including minutes of meetings, details of assets and liabilities, contributions payable, outstanding or planned expenses and insurance policies. There is a fee. To make a request, write to the secretary or management committee of the body corporate.

## Expenses

The body corporate can **require you to maintain your property**, even if you do not agree, or can carry out maintenance and bill you for it.

The body corporate can **require you to contribute** to the cost of upkeep of the common property, even if you do not agree. Consider what future maintenance or repairs might be needed on the property in the long term.

## Guarantee

As an owner, you are a **guarantor** of the liabilities of the body corporate. If it does not pay its debts, you can be called on to do so. Make sure you know what the liabilities are before you decide to buy. Ask the body corporate for copies of the financial records.

## Contracts

The body corporate can make contracts. For example, it may engage a body corporate manager to do some or all of its work. It may contract with traders for maintenance work. It might engage a caretaker to look after the property. It might make any other kind of contract to buy services or products for the body corporate. Find out **what contracts the body corporate is committed to and the cost**.

The body corporate will have to raise funds from the owners to pay the money due under these contracts. As a guarantor, you could be liable if the body corporate owes money under a contract.

## Buying off the plan

If you are buying a property that has not been built yet, then you **cannot be certain** what the end product of the development process will be. If you are buying before a community plan has been deposited, then any proposed development contract, scheme description or by-laws you have been shown could change.

## Mixed use developments—voting rights

You may be buying into a group that is run by several different community corporations. This is common in mixed use developments, for example, where a group of apartments is combined with a hotel or a group of shops. If there is more than 1 corporation, then you should not expect that all lot owners in the group will have equal voting rights. The corporations may be structured so that, even though there are more apartments than shops in the group, the shop-owners can outvote the apartment owners on some matters. Make enquiries so that you understand how many corporations there are and what voting rights you will have.

## Further information

The Real Estate Institute of South Australia provides an information service for enquiries about real estate transactions, see [www.reisa.com.au](http://www.reisa.com.au).

The Australian Institute of Conveyancers (SA Division) (AICSA) provides information and operates a Public Advice Service with respect to conveyancers and the conveyancing process, see [www.aicsa.com.au](http://www.aicsa.com.au).

Information and a booklet about strata and community titles is available from the Legal Services Commission of South Australia at [www.lsc.sa.gov.au](http://www.lsc.sa.gov.au).

You can also seek advice from a legal practitioner.

## Form 3—Certificate of legal practitioner and waiver by purchaser

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

### Part A—Certificate of legal practitioner

(sections 5 and 16)

- 1 I certify that—  
[Name(s) of purchaser(s)] of [Address(es) of purchaser(s)]  
\*has/have received independent advice from me in relation to the land or business described below concerning—

- † the signing of a proposed contract for the purchase of the land or business and the loss by the purchaser, on the provision of my advice and the execution of this certificate, of any cooling-off period otherwise applicable to the proposed contract under section 5 of the *Land and Business (Sale and Conveyancing) Act 1994*.
  - † the waiving of compliance with the requirement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* that the vendor, at least 10 clear days before the date of settlement, serve or cause to be served on the purchaser a vendor's statement.
  - † the waiving of compliance with the requirement under section 8 of the *Land and Business (Sale and Conveyancing) Act 1994* that the vendor, at least 5 clear business days before the date of settlement, serve or cause to be served on the purchaser a vendor's statement.
  - † the waiving of compliance with *[Describe the requirement to be waived and specify the section in Part 2 of the Land and Business (Sale and Conveyancing) Act 1994 in which it occurs. Use separate items for each requirement]*.
- †2 Description of the land:
- †3 Description of the business:  
*[include the address of any premises at which the business is conducted]*
- 4 Name(s) of vendor(s):
- Date:
- Signed:
- Name of legal practitioner:
- Name of firm:
- Address of firm:
- \* Strike out the option that is not applicable.
- † Strike out or omit the item if it is not applicable.

## Part B—Instrument of waiver by purchaser

### (section 16)

#### To the vendor(s):

\*I/We—

*[Name(s) of purchaser(s)] of [Address(es) of purchaser(s)]*

being the purchaser(s) of the land or business described in Part A above, having sought and obtained independent advice from:

*[Name of legal practitioner]*

being the legal practitioner whose certificate in relation to the giving of that advice is contained in Part A above—

- † waive the requirement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* that the vendor, at least 10 clear days before the date of settlement, serve, or cause to be served, on the purchaser a vendor's statement setting out the purchaser's cooling-off rights under section 5 of the Act and the particulars required by section 7.

- † waive the requirement under section 8 of the *Land and Business (Sale and Conveyancing) Act 1994* that the vendor, at least 5 clear business days before the date of settlement, serve, or cause to be served, on the purchaser a vendor's statement setting out the purchaser's cooling-off rights under section 5 of the Act and the particulars required by section 8.
- † waive the requirement [*Describe (in the same terms as in Part A above) the requirement to be waived and specify the section in Part 2 of the Land and Business (Sale and Conveyancing) Act 1994 in which it occurs. Use separate items for each requirement.*]

Date:

Signed:

\* Strike out the option that is not applicable.

† Strike out or omit the item if it is not applicable.



## Schedule 2—Prescribed notice to be given to purchaser

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

*Land and Business (Sale and Conveyancing) Regulations 2025* regulation 16

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 Consumer and Business Advice section on the following website: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

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

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

### Safety

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

### Enjoyment

- Does the property have any **stormwater** problems?
- Is the property in a **flood prone** area? Is the property prone to coastal flooding?
- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?

- Are all gutters, downpipes and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any **significant** trees on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

#### Value

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

For more information on these matters visit the Consumer and Business Advice section on the following website: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

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

## Schedule 3—Contracts for sale of land or businesses—inquiries

Table 1—Mortgages, charges and prescribed encumbrances

Column 1 Mortgage, charge or prescribed encumbrance specified as item in Form 1 Schedule Division 1 and Form 2 Schedule 2 Division 1	Column 2 Body to whom inquiry is to be made
(1) All items under the following headings (except where otherwise specified):  <i>Fire and Emergency Services Act 2005</i>  <i>Local Government Act 1934</i> (repealed)  <i>Local Government Act 1999</i>  <i>Local Nuisance and Litter Control Act 2016</i>  <i>Planning, Development and Infrastructure Act 2016</i> (the item relating to Part 16 Division 1 only)	The council
(2) All items under the following headings (except where otherwise specified):  <i>Development Act 1993</i> (repealed) (other than the item relating to section 60)  <i>Food Act 2001</i>  <i>Housing Improvement Act 1940</i> (repealed)  <i>Land Acquisition Act 1969</i>  <i>Planning, Development and Infrastructure Act 2016</i> (other than the items relating to sections 139 and 140 and Part 16 Division 1)  <i>Public and Environmental Health Act 1987</i> (repealed)  Repealed Act conditions  <i>South Australian Public Health Act 2011</i> (other than the item relating to section 66)  Other charges	The administrative unit of the Public Service that is, under a Minister, responsible for the administration of the <i>Planning, Development and Infrastructure Act 2016</i> and the council
(3) All other items (other than the items relating to the <i>Development Act 1993</i> (repealed) section 60, the <i>Fences Act 1975</i> section 5, the <i>Mining Act 1971</i> sections 9AA, 56T(1), 58(a), 58A, 61, 75(1) and 82(1) and the <i>Planning, Development and Infrastructure Act 2016</i> sections 139 and 140)	The administrative unit of the Public Service that is, under a Minister, responsible for the administration of the <i>Planning, Development and Infrastructure Act 2016</i>

Table 2—Matters affecting land

<b>Column 1</b> <b>Matters specified in Form 1 Schedule Division 2</b> <b>and Form 2 Schedule 2 Division 2</b>	<b>Column 2</b> <b>Body to whom inquiry is to be made</b>
Particulars of building indemnity insurance (all items under that heading)	The council
Particulars relating to environment protection (items 3, 4 and 5 under that heading)	The administrative unit of the Public Service that is, under a Minister, responsible for the administration of the <i>Planning, Development and Infrastructure Act 2016</i> or the Environment Protection Authority
Particulars relating to environment protection (item 6 under that heading)	The council
Particulars relating to <i>Livestock Act 1997</i> (the following items under that heading: a notice under section 33, 37 or 72 of the Act or an order under section 38 of the Act, in relation to the land or a building on the land)	The administrative unit of the Public Service that is, under a Minister, responsible for the administration of the <i>Planning, Development and Infrastructure Act 2016</i> or the Department of Primary Industries and Regions

## Schedule 4—Financial and investment advice—specified warning

*Land and Business (Sale and Conveyancing) Act 1994* section 24B

*Land and Business (Sale and Conveyancing) Regulations 2025* regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following:

**You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.**

## Schedule 5—Disclosure of benefits

*Land and Business (Sale and Conveyancing) Act 1994* section 24C

*Land and Business (Sale and Conveyancing) Regulations 2025* regulation 22

If a benefit has already been disclosed in a sales agency agreement then the use of this form is not required to disclose that benefit.

Subject to section 24C of the *Land and Business (Sale and Conveyancing) Act 1994*, a land agent must use this form to disclose to you (the client):

- benefits which the agent will receive or expects to receive from a third person to whom the agent has referred you, or with whom the agent has contracted, when the referral or contract is for the provision of services associated with the sale or purchase of property or a business;
- any other benefit of which the agent is aware that any person (including the agent) receives or expects to receive in connection with the sale or purchase.

The obligation to disclose a benefit to you under section 24C is ongoing and arises when the agent becomes aware of a benefit.

### Note—

- When this form is used, the land agent **must** disclose the nature, source and amount (or estimated amount or value) of the benefit.

- A benefit includes a rebate, a discount, or a refund, and could include such things as frequent flyer points or gift vouchers.
- Under section 24C(5) of the *Land and Business (Sale and Conveyancing) Act 1994* an agent includes an agent acting for the purchaser or vendor, and a sales representative acting for that agent.

**Description of property or business**

Nature of the benefit	Source of the benefit	Amount (or estimated amount or value) of the benefit	Name of recipient of the benefit and capacity* of recipient

\* refers to the capacity in which the person receives the benefit eg as an agent, a financier, mortgage broker, lawyer.

*[If insufficient space, add an annexure]*

Name of agent/sales representative

Name of client

Signature

Signature

Date

Date

## Schedule 6—Standard conditions of auction for residential land

*Land and Business (Sale and Conveyancing) Act 1994* section 24I

*Land and Business (Sale and Conveyancing) Regulations 2025* regulation 26

### 1—Prescribed standard conditions

- (1) The standard conditions of auction for the sale of residential land (the *property*) are as follows:
  - (a) any person may bid in the auction in person, or by their proxy or representative, subject to the conditions of auction;
  - (b) the vendor's reserve price will be as recorded in the auction record;
  - (c) to make a bid a person must be registered in the bidders register, having satisfied the requirements as to proof of identity and, if applicable, authority to bid as a proxy or representative;
  - (d) the auctioneer will only accept a bid if the person making the bid displays an identifying number or other unique identifier allocated to the person by the auctioneer;
  - (e) the auctioneer will, when accepting a bid, audibly announce the number or identifier so displayed by the bidder;
  - (f) the auctioneer may refuse a bid if of the opinion that it is not in the best interests of the vendor, and will not be obliged to give any reason for refusing a bid;

- (g) the auctioneer may make bids on behalf of the vendor but not more than 3 such bids and only for amounts below the reserve price; any such bid will be audibly announced by the auctioneer as a "vendor's bid";
- (h) bidding increments will be accepted at the discretion of the auctioneer;
- (i) the person accepted by the auctioneer as having made the highest bid at or above the reserve price will be the purchaser and that bid will be the purchase price;
- (j) the auctioneer will not accept a bid made after the fall of the auctioneer's hammer;
- (k) unless otherwise agreed in writing by the purchaser and the vendor before the commencement of the auction—
  - (i) a contract for the sale of the property, in the form displayed by the auctioneer at the auction, will be completed and signed by or on behalf of the purchaser and the vendor immediately after the fall of the hammer; and
  - (ii) the purchaser will pay a deposit immediately after the fall of the hammer, as specified in the conditions of auction;
- (l) the auctioneer will have irrevocable authority, after the fall of the auctioneer's hammer, to complete and sign the contract on behalf of the purchaser or the vendor, or both; completion and signing under that authority will be at the auctioneer's discretion in the event of breach by the purchaser of any of the conditions of auction;
- (m) the cooling-off rights under section 5 of the *Land and Business (Sale and Conveyancing) Act 1994* do not apply to a sale by auction or a sale on the day of auction to a person who has made a bid in the auction (whether in person or by their proxy or representative).

(2) In this Schedule—

**conditions of auction** includes conditions displayed by the auctioneer at the auction as conditions of the auction, together with the standard conditions of auction set out above.

## Schedule 7—Collusive practices at auctions of land or businesses

*Land and Business (Sale and Conveyancing) Act 1994* section 24L

*Land and Business (Sale and Conveyancing) Regulations 2025* regulation 28

Section 24L of the *Land and Business (Sale and Conveyancing) Act 1994* makes it unlawful to engage in collusive practices in relation to an auction of land or a business. Under that section a person must not do any of the following as a result of a collusive practice, or induce or attempt to induce another person by a collusive practice to do any of the following:

- (a) abstain from bidding;
- (b) bid to a limited extent;
- (c) do anything else that might tend to prevent free and open competition.

The maximum penalty for committing such an offence is \$20 000.

\* "*Collusive practice*" is defined in section 24L(4) of the Act. If you are intending to bid at an auction and are unsure whether your activity constitutes a collusive practice, it is advisable to seek independent legal advice.

## Schedule 8—Dual representation—forms

### Form 1—Acknowledgment that conveyancer acts for more than 1 party

#### *Land and Business (Sale and Conveyancing) Act 1994 (section 30)*

To *[insert name of client]* of *[insert address of client]*

Re *[insert transaction]*

#### Advice

- 1 Please note that I, *[insert name of conveyancer]* of *[insert business address of conveyancer]*, have been requested to act for *[insert name of other client]* of *[insert address of other client]* who is a party to the above transaction in respect of which I act also on your behalf.
- 2 In the event of a conflict of interest arising, I am bound to cease to act for you and my other client involved in the transaction unless you and my other client agree in writing that I may continue to act for you or for my other client.

Date:

Signed by conveyancer:

#### Acknowledgment

I, *[insert name of client]* acknowledge that I have read and understood the above advice.

Date:

Signed by client:

### Form 2—General authority to conveyancer to act for more than 1 party

#### *Land and Business (Sale and Conveyancing) Act 1994 (section 30)*

I, *[insert name of client]* of *[insert address of client]*, authorise *[insert name of conveyancer]* of *[insert business address of conveyancer]* to act for another party or parties to any *[insert general description of nature of transactions to be authorised]* in respect of which the conveyancer is also acting on my behalf.

I have been advised that a conveyancer owes a duty to act in the best interests of each client involved in the transaction and that, in the event of a conflict of interests arising, a conveyancer is bound to cease to act for each of them unless all clients agree in writing for which of them the conveyancer may then continue to act.

Date:

Signed:

## Schedule 9—Repeal and transitional provisions

### 1—Repeal of *Land and Business (Sale and Conveyancing) Regulations 2010*

The *Land and Business (Sale and Conveyancing) Regulations 2010* are repealed.

## 2—Transitional provisions

- (1) A vendor's statement for the purposes of section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* will be taken to comply with these regulations if the statement—
  - (a) was prepared before the relevant day; and
  - (b) was served on the purchaser after the commencement of these regulations (or was served before the commencement of these regulations but the contract for the sale of the land in respect of which the statement was prepared was not signed before the commencement of these regulations); and
  - (c) complies, or is taken to comply, with the Act and repealed regulations as in force immediately before the commencement of these regulations.
- (2) A vendor's statement for the purposes of section 8 of the *Land and Business (Sale and Conveyancing) Act 1994* will be taken to comply with these regulations if the statement—
  - (a) was prepared before the relevant day; and
  - (b) was served on the purchaser after the commencement of these regulations (or was served before the commencement of these regulations but the contract for the sale of the business in respect of which the statement was prepared was not signed before the commencement of these regulations); and
  - (c) complies, or is taken to comply, with the Act and the repealed regulations as in force immediately before the commencement of these regulations.
- (3) A reference in this clause to a vendor's statement being served on the purchaser is, where a notice of amendment to the statement is served for the purposes of section 10 of the *Land and Business (Sale and Conveyancing) Act 1994*, a reference to the presumed date of service of the statement under that section.
- (4) In this clause—

**relevant day** means the day 2 months after the commencement of these regulations;

**repealed regulations** means the regulations repealed by clause 1 of this Schedule;

**served on**, in relation to a vendor's statement in respect of land, or a business and land, that is to be sold at auction, means made available for perusal in accordance with section 11 of the *Land and Business (Sale and Conveyancing) Act 1994*.

### Editorial note—

As required by section 10AA(2) of the *Legislative Instruments Act 1978*, the Minister has certified that, in the Minister's opinion, it is necessary or appropriate that these regulations come into operation as set out in these regulations.

## Made by the Governor

with the advice and consent of the Executive Council  
on 7 August 2025

No 85 of 2025



South Australia

# Plumbers, Gas Fitters and Electricians Regulations 2025

under the *Plumbers, Gas Fitters and Electricians Act 1995*

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## Part 1—Preliminary

### 1—Short title

These regulations may be cited as the *Plumbers, Gas Fitters and Electricians Regulations 2025*.

### 2—Commencement

These regulations come into operation on the day on which they are made.

### 3—Interpretation

- (1) In these regulations—

*Act* means the *Plumbers, Gas Fitters and Electricians Act 1995*.

- (2) For the purposes of these regulations, a reference to a qualification, course or subject conferred or offered by a particular institution includes a reference to a qualification, course or subject of a different name conferred or offered by that institution and certified by that institution to be an equivalent qualification, course or subject.

#### 4—Exemptions

- (1) A person who—
- (a) carries on business as a builder, building contractor or architect; or
  - (b) carries on another business the principal purpose of which is the construction, installation, alteration, repair or maintenance of a building, structure, plant or equipment,
- is exempt from the requirement to be licensed under the Act as a contractor subject to the condition that any plumbing, gas fitting or electrical work performed by the person is performed in the ordinary course of the business by a person authorised by licence or registration under the Act to perform or carry out work of that kind.
- (2) A person carrying out electrical work relating to electricity infrastructure owned or operated by an electricity entity that is required to have a safety, reliability, maintenance and technical management plan by condition of licence, or by the regulations, under the *Electricity Act 1996* is exempt from the requirement to be registered under the Act as an electrical worker.
- (3) An employee of The Smith's Snackfood Company Ltd (ACN 057 976 940) (the **Company**) is exempt from the requirement to be registered under the Act as a plumbing worker in respect of cold water plumbing carried out in the course of their employment in relation to any food processing plant or associated pipes or equipment downstream from a secondary testable backflow prevention device that is downstream from the primary testable backflow prevention device connecting the Company's pipes and equipment at the Company's site at 553-567 South Road, Regency Park, 5010 to the public water supply system.
- (4) A licensed contractor is exempt from the application of section 12 of the Act in relation to work performed in the course of the contractor's business by a person exempted from the requirement to be registered under the Act in relation to that work.
- (5) The following work is exempt from the application of the Act:
- (a) plumbing—
    - (i) consisting of the installation, alteration, repair, maintenance or disconnection of a cold water pipe not exceeding 25 mm in diameter except where the pipe is in or on a building; or
    - (ii) consisting of the installation, alteration, repair, maintenance or disconnection of a non-testable backflow prevention device; or
    - (iii) consisting of the replacement, alteration, repair, maintenance or disconnection of domestic tapware; or
    - (iv) consisting of the clearing of blockages in pipes not exceeding 50 mm in diameter (or associated traps) installed to convey wastewater to sanitary drains; or
    - (v) relating to stormwater drainage pipes—
      - (A) consisting of work on pipes not exceeding 90 mm in diameter; or

- (B) consisting of work carried out under the supervision of a professional civil engineer;
  - (b) gas fitting—
    - (i) consisting of connecting or disconnecting a gas cylinder and portable equipment that utilises gas contained in the cylinder; or
    - (ii) in respect of which a permit is required under the *Dangerous Substances (General) Regulations 2017* if carried out by the holder of such a permit;
  - (c) electrical work—
    - (i) consisting of the oiling, greasing, cleaning or painting of an electrical installation; or
    - (ii) consisting of the installation, alteration, repair or maintenance of an electrical installation—
      - (A) that is situated outside of a municipality or township if the installation is used in connection with the carrying on of the business of primary production; or
      - (B) the purpose of which is to transmit television or radio programs from a television or radio station; or
    - (iii) consisting of the installation, alteration, repair or maintenance of any system or equipment connected or intended to be connected to and beyond an electrical outlet socket at which fixed wiring terminates, but not including the alteration, repair or maintenance of an electrical connection of a rating above low voltage (as defined in AS/NZS 3000:2018 *Electrical installations*); or
    - (iv) consisting of the replacement of a fuse, switch or two-point outlet socket other than any such equipment or device belonging to a person or body that supplies electricity to the public; or
    - (v) involved in the manufacture or assembling of new equipment; or
    - (vi) consisting of the repair of used equipment for resale when carried out at a workshop of a retailer or wholesaler of equipment of that kind under the supervision (which must include personal checking and approval of each item before resale) of a registered electrical worker authorised by registration to carry out electrical work of that kind without supervision; or
  - (d) any work involved in educational courses or in scientific research or experiments.
- (6) In this regulation—
- business of primary production*** has the same meaning as in the *Land Tax Act 1936*;
- electricity entity*** means—
- (a) the holder of a licence under the *Electricity Act 1996* authorising the generation of electricity or the operation of a transmission or distribution network; or
  - (b) a person exempted from the requirement to hold such a licence;
- electricity infrastructure*** has the same meaning as in the *Electricity Act 1996*;

*municipality* means the area of a municipal council (within the meaning of the *Local Government Act 1999*);

*township* has the same meaning as in the *Local Government Act 1999*.

## Part 2—Licensed contractors

### 5—Entitlement to be licensed as contractor—qualifications

For the purposes of section 9(1) of the Act—

- (a) to be entitled to be granted a plumbing contractors licence (not subject to conditions limiting the work that may be performed under the authority of the licence) a natural person must—
  - (i) hold a Certificate of Competency in Sanitary Plumbing or a Certificate of Competency—Advanced Plumbing issued by the Sanitary Plumbers Examining Board and have completed—
    - (A) 6 years of plumbing including at least 2 years as—
      - the holder of a certificate of registration as a sanitary plumber issued by the Sanitary Plumbers Examining Board; or
      - a registered plumbing worker; or
    - (B) 7 years of plumbing including at least 18 months as—
      - the holder of a certificate of registration as a sanitary plumber issued by the Sanitary Plumbers Examining Board; or
      - a registered plumbing worker; or
  - (ii) hold a Certificate of Proficiency and a Certificate of Competency in Sanitary Plumbing, Draining and Water Plumbing issued by the Regency Institute of TAFE and have successfully completed subjects relating to business administration approved by the Commissioner; and
- (b) to be entitled to be granted a gas fitting contractors licence (not subject to conditions limiting the work that may be performed under the authority of the licence) a natural person must—
  - (i) hold a Certificate of Competency in Gas Fitting issued by the Gas Fitters Examining Board; or
  - (ii) hold a Certificate of Proficiency and a Certificate of Competency in Gas Fitting issued by the Regency Institute of TAFE, including successful completion of subjects relating to business administration approved by the Commissioner; and
- (c) to be entitled to be granted an electrical contractors licence (not subject to conditions limiting the work that may be performed under the authority of the licence) a natural person must hold a Certificate in Electrical Stream 3212 issued by a training provider approved by the Commissioner (including passes in modules required by the Commissioner) and—
  - (i) a Certificate of Competency in Electrical Mechanics; or

- (ii) a Certificate of Competency in Electrical Fitting; or
- (iii) a Certificate of Competency in Engineering Tradesperson (Electrical/Electronic),

issued by the Industrial and Commercial Training Commission and have successfully completed subjects relating to business administration approved by the Commissioner.

## 6—Periodic fee and return

For the purposes of section 11(2) of the Act, a licensed contractor must pay the fee and lodge the return on or before—

- (a) the last day of the month in each year nominated in writing to the contractor by the Commissioner; or
- (b) if the Commissioner does not nominate a month—the last day of the month in each year that is the same month as the month in which the contractor's licence was granted or, if the contractor holds more than 1 licence under the Act, the month in which the contractor was granted the first of those licences.

## 7—Notification of change in circumstances

- (1) If there is any change in—

- (a) the residential or postal address of a licensed contractor; or
- (b) the business or trading name under which a licensed contractor carries on business; or
- (c) the address at which a licensed contractor carries on business; or
- (d) the address of the registered corporate office of a licensed contractor that is a body corporate,

the contractor must, within 14 days after that change, give written notice to the Commissioner of the new address or name (as the case may be).

Maximum penalty: \$2 500.

Expiation fee: \$160.

- (2) A licensed contractor must, within 14 days after ceasing to carry on business as a contractor, give written notice to the Commissioner of that fact.

Maximum penalty: \$2 500.

Expiation fee: \$160.

- (3) A licensed contractor must, within 14 days after entering into partnership to carry on business as a contractor or ceasing to be in such a partnership, give written notice to the Commissioner of that fact, together with the names of the members of the new or former partnership.

Maximum penalty: \$2 500.

Expiation fee: \$160.

- (4) If a person is appointed as a director of a body corporate that is a licensed contractor, the contractor must, within 14 days after the appointment—

- (a) notify the Commissioner in the manner and form approved by the Commissioner of the appointment of the new director; and

- (b) provide the Commissioner with any information required by the Commissioner for the purposes of determining whether the new director meets the requirements for directors under section 9(2) of the Act.

Maximum penalty: \$2 500.

Expiation fee: \$160.

## **8—Return etc of licence**

- (1) If a contractor's licence is surrendered, suspended or cancelled, the contractor must, at the direction of the Tribunal or the Commissioner, return the licence to the Commissioner.

Maximum penalty: \$2 500.

Expiation fee: \$160.

- (2) If, on an application under section 8 of the Act, a licence has been issued to a contractor but the fee payable in respect of the application has not been paid (whether because of the dishonouring of a cheque or otherwise), the contractor must, at the direction of the Commissioner, return the licence to the Commissioner.

Maximum penalty: \$2 500.

Expiation fee: \$160.

- (3) The Commissioner may issue to a licensed contractor a licence in replacement of a current licence if satisfied that—

- (a) the current licence has been lost, destroyed or damaged; or
- (b) any photograph of the contractor on the current licence should be replaced with a more recent photograph of the contractor; or
- (c) any particulars appearing on the current licence are incorrect.

- (4) If the Commissioner issues to a licensed contractor a replacement licence, the contractor must, at the direction of the Commissioner, return the original (or previous duplicate) licence to the Commissioner.

Maximum penalty: \$2 500.

Expiation fee: \$160.

## **Part 3—Registered workers**

### **9—Entitlement to be registered as worker—qualifications**

For the purposes of section 16 of the Act—

- (a) to be entitled to be granted plumbing workers registration (not subject to conditions limiting the work that may be carried out under the authority of the registration) a natural person must—

- (i) hold a Certificate of Competency in Sanitary Plumbing or a Certificate of Competency in Advanced Plumbing issued by the Sanitary Plumbers Examining Board and have completed—

- (A) 6 years of plumbing including at least 2 years as—

- the holder of a certificate of registration as a sanitary plumber issued by the Sanitary Plumbers Examining Board; or

- a registered plumbing worker; or
  - (B) 7 years of plumbing including at least 18 months as—
    - the holder of a certificate of registration as a sanitary plumber issued by the Sanitary Plumbers Examining Board; or
    - a registered plumbing worker; or
  - (ii) hold a Certificate of Proficiency and a Certificate of Competency in Sanitary Plumbing, Draining and Water Plumbing issued by the Regency Institute of TAFE; and
- (b) to be entitled to be granted gas fitting workers registration (not subject to conditions limiting the work that may be carried out under the authority of the registration) a natural person must—
  - (i) hold a Certificate of Competency in Gas Fitting issued by the Gasfitters Examining Board; or
  - (ii) hold a Certificate of Proficiency and a Certificate of Competency in Gas Fitting issued by the Regency Institute of TAFE; and
- (c) to be entitled to be granted electrical workers registration (not subject to conditions limiting the work that may be carried out under the authority of the registration) a natural person must hold a Certificate in Electrical Stream 3212 issued by a training provider approved by the Commissioner (including passes in modules required by the Commissioner) and—
  - (i) a Certificate of Competency in Electrical Mechanics; or
  - (ii) a Certificate of Competency in Electrical Fitting; or
  - (iii) a Certificate of Competency in Engineering Tradesperson (Electrical/Electronic),issued by the Industrial and Commercial Training Commission.

## 10—Periodic fee and return

- (1) For the purposes of section 18(2) of the Act, a registered worker must pay the fee and lodge the return in every third year on or before—
  - (a) the last day of the month nominated in writing to the worker by the Commissioner; or
  - (b) if the Commissioner does not nominate a month—the last day of the month that is the same month as the month in which the worker's registration was granted or, if the worker holds more than 1 registration under the Act, the month in which the worker was granted the first of those registrations.
- (2) However, a registered worker who is also a licensed contractor—
  - (a) must, instead of lodging the return as required by subregulation (1), lodge the return in each year at the same time that they lodge a return under regulation 6; and
  - (b) is, on payment of a fee under regulation 6, exempt from paying the fee referred to in subregulation (1).

## **11—Notification of change in circumstances**

If there is any change in the name or residential or postal address of a registered worker, the worker must, within 14 days after that change, give written notice to the Commissioner of the new name or address (as the case requires).

Maximum penalty: \$1 250.

Expiation fee: \$80.

## **12—Return etc of certificate of registration**

- (1) If registration of a person as a worker is surrendered, suspended or cancelled, the person must, at the direction of the Tribunal or the Commissioner, return the certificate of registration to the Commissioner.

Maximum penalty: \$1 250.

Expiation fee: \$80.

- (2) If, on an application under section 15 of the Act, a certificate of registration has been issued to a worker but the fee payable in respect of the application has not been paid (whether because of the dishonouring of a cheque or otherwise), the worker must, at the direction of the Commissioner, return the certificate of registration to the Commissioner.

Maximum penalty: \$2 500.

Expiation fee: \$160.

- (3) The Commissioner may issue to a registered worker a certificate of registration in replacement of a current certificate of registration if satisfied that—

- (a) the current certificate has been lost, destroyed or damaged; or
- (b) any photograph of the worker on the current certificate should be replaced with a more recent photograph of the worker; or
- (c) any particulars appearing on the current certificate are incorrect.

- (4) If the Commissioner issues to a registered worker a replacement certificate of registration, the worker must, at the direction of the Commissioner, return the original (or previous duplicate) certificate to the Commissioner.

Maximum penalty: \$2 500.

Expiation fee: \$160.

## **Part 4—Miscellaneous**

### **13—Requirements for contracts for domestic plumbing, gas fitting or electrical work that contain a charging clause**

- (1) For the purposes of section 33B(1)(d) of the Act, a contract entered into to perform plumbing, gas fitting or electrical work on domestic property that contains a charging clause must include the following information:
- (a) that the clause seeks to establish an interest in the property to which the contract relates for which a right to lodge a caveat over the property will exist;
  - (b) that, in the event that a caveat is lodged over the property, the rights of the owner of the property to deal with the property and have such dealings registered in the Lands Titles Office will be restricted;



- (c) that the interest in the property created by the clause entitles the contractor to apply to a court for the sale of the property for the purposes of recovering any debt that may be outstanding in relation to the contract;
  - (d) that the person entering into the contract is advised to seek independent legal advice in relation to the clause.
- (2) For the purposes of section 33B(1)(f) of the Act, the form and information of Form 1 in Schedule 1 are prescribed.

## **14—Provisions relating to fees**

- (1) The Commissioner may waive, reduce or refund a fee (or part of a fee) prescribed for the purposes of the Act if satisfied that it is appropriate to do so in a particular case.
- (2) A contractor who applies at any 1 time for more than 1 licence under the Act is required to pay only 1 application fee regardless of the number of applications.
- (3) A licensed contractor under the Act who applies for a further licence under the Act must pay the application fee in respect of each such application.
- (4) A contractor who holds more than 1 licence under the Act is required to pay only 1 periodic fee regardless of the number of such licences held.
- (5) A worker who applies at any 1 time for more than 1 registration under the Act is required to pay only 1 application fee regardless of the number of applications.
- (6) A registered worker under the Act who applies for a further registration under the Act must pay the application fee in respect of each such application.
- (7) A worker who holds more than 1 registration under the Act is required to pay only 1 periodic fee regardless of the number of such registrations held.

## **Schedule 1—Forms**

### **Form 1—Notice of charging clause—section 33B(1)(f) of *Plumbers, Gas Fitters and Electricians Act 1995***

This notice contains important information about the charging clause contained in the contract entered into to perform plumbing, gas fitting or electrical work on your domestic property by a contractor. You should read it carefully and keep it for future reference.

A charging clause in a contract gives your contractor the right to lodge a caveat over the property on which the contractor is performing work under the contract. If a caveat is lodged over the property, you (as owner of the property) may be restricted from dealing with and registering dealings with the property at the Land Titles Office.

The interest created by the clause would entitle your contractor to apply to the court for the sale of the property to recover any debt owed by you for work performed under the contract.

Check your contract carefully, and, if you are not certain about the implications of a charging clause, you should seek independent legal advice.

## **Schedule 2—Repeal of *Plumbers, Gas Fitters and Electricians Regulations 2010***

The *Plumbers, Gas Fitters and Electricians Regulations 2010* are repealed.

**Editorial note—**

As required by section 10AA(2) of the *Legislative Instruments Act 1978*, the Minister has certified that, in the Minister's opinion, it is necessary or appropriate that these regulations come into operation as set out in these regulations.

**Made by the Governor**

with the advice and consent of the Executive Council  
on 7 August 2025

No 86 of 2025

# STATE GOVERNMENT INSTRUMENTS

## ASSOCIATIONS INCORPORATION ACT 1985

### SECTION 42(2)

#### *Dissolution of Association*

Whereas the Corporate Affairs Commission (the Commission) pursuant to Section 42(1) of the *Associations Incorporation Act 1985* (the Act) is of the opinion that the undertaking or operations of **ANGLICAN COMMUNITY CARE INCORPORATED** (the Association) being an incorporated association under the Act are being carried on, or would more appropriately be carried on by a Company Limited by Guarantee incorporated under the *Corporations Act 2001* (Cth) and whereas the Commission was on **11 July 2025** requested by the Association to transfer its undertaking to **ANGLICAN COMMUNITY CARE LIMITED** (Australian Company Number **687 435 187**), the Commission pursuant to Section 42(2) of the Act does hereby order that on 1 October 2025, the Association will be dissolved, the property of the Association becomes the property of **ANGLICAN COMMUNITY CARE LIMITED** and the rights and liabilities of the Association become the rights and liabilities of **ANGLICAN COMMUNITY CARE LIMITED**.

Given under the seal of the Commission at Adelaide

Dated: 7 August 2025

KIRSTY LAWRENCE  
Delegate of the Corporate Affairs Commission

## BUILDING WORK CONTRACTORS ACT 1995

### *Exemption*

Take notice that, pursuant to Section 45 of the *Building Work Contractors Act 1995*, I, Brett Humphrey as a delegate for the Minister for Consumer and Business Affairs, do hereby exempt the licensee named in Schedule 1 from the application of Division 3 of Part 5 of the above Act in relation to domestic building work described in Schedule 2 and subject to the conditions specified in Schedule 3.

#### SCHEDULE 1

PHILIPPE CHARLES GILBERT DIDELOT (BLD 206860)

#### SCHEDULE 2

Construction of a single storey detached dwelling at Allotment 11, Deposited Plan 115797, being a portion of the land described in Certificate of Title Volume 6192 Folio 225, more commonly known as Lot 11 Brickyard Road, Chiton SA 5211.

#### SCHEDULE 3

1. This exemption is limited to domestic building work personally performed by the licensee in relation to the building work described in Schedule 2.
2. This exemption does not apply to any domestic building work the licensee contracts to another building work contractor, for which that contractor is required by law to hold building indemnity insurance.
3. That the licensee does not transfer his interest in the land prior to five years from the date of completion of the building work the subject of this exemption, without the prior authorisation of Consumer and Business Services (CBS). Before giving such authorisation, CBS may require the licensee to take any reasonable steps to protect the future purchaser(s) of the property, including but not limited to:
  - Providing evidence that an adequate policy of building indemnity insurance is in force to cover the balance of the five-year period from the date of completion of the building work the subject of this exemption;
  - Providing evidence of an independent expert inspection of the building work the subject of this exemption;
  - Making an independent expert report available to prospective purchasers of the property;
  - Giving prospective purchasers of the property notice of the absence of a policy of building indemnity insurance.

Dated: 1 August 2025

BRETT HUMPHREY  
Commissioner for Consumer Affairs  
Delegate for the Minister for Consumer and Business Affairs

## BUILDING WORK CONTRACTORS ACT 1995

### *Exemption*

Take notice that, pursuant to Section 45 of the *Building Work Contractors Act 1995*, I, Brett Humphrey as a delegate for the Minister for Consumer and Business Affairs, do hereby vary the exemption granted on 27 June 2024 for the licensee named in Schedule 1 from the application of Division 3 of Part 5 of the above Act for the domestic building work described in Schedule 2, to the domestic building work now described in Schedule 3 and subject to the conditions specified in Schedule 4.

#### SCHEDULE 1

GARTH ANTONY HOCTER (BLD 222155)

#### SCHEDULE 2

Construction of single storey detached residential dwelling at Allotment 202 Deposited Plan 3791 being a portion of the land described in Certificate of Title Volume 5684 Folio 707, more commonly known as 13 Renwick Street, West Beach SA 5024.

#### SCHEDULE 3

Construction of two attached two storey residential dwellings at Allotment 202 Deposited Plan 3791 being a portion of the land described in Certificate of Title Volume 5684 Folio 707, more commonly known as 13 Renwick Street, West Beach SA 5024.

## SCHEDULE 4

1. This exemption is limited to domestic building work personally performed by the licensee in relation to the building work described in Schedule 3.
2. This exemption does not apply to any domestic building work the licensee contracts to another building work contractor, for which that contractor is required by law to hold building indemnity insurance.
3. That the licensee does not transfer his interest in the land prior to five years from the date of completion of the building work the subject of this exemption, without the prior authorisation of Consumer and Business Services (CBS). Before giving such authorisation, CBS may require the licensee to take any reasonable steps to protect the future purchaser(s) of the property, including but not limited to:
  - Providing evidence that an adequate policy of building indemnity insurance is in force to cover the balance of the five-year period from the date of completion of the building work the subject of this exemption;
  - Providing evidence of an independent expert inspection of the building work the subject of this exemption;
  - Making an independent expert report available to prospective purchasers of the property;
  - Giving prospective purchasers of the property notice of the absence of a policy of building indemnity insurance.

Dated: 31 July 2025

BRETT HUMPHREY  
Commissioner for Consumer Affairs  
Delegate for the Minister for Consumer and Business Affairs

## ELECTORAL ACT 1985

*Part 6—Registration of Political Parties*

Notice is hereby given, pursuant to Section 42 of the *Electoral Act 1985*, that I have this day registered the following political party:

Name of Party	United Multicultural Alliance SA
Abbreviation of Party Name	UMA - SA

Dated: 7 August 2025

MICK SHERRY  
Electoral Commissioner

## FIREARMS REGULATIONS 2017

*Recognised Firearms Club*

I declare Barossa Arms and Ammo Collectors Club SSAA Incorporated to be a recognised Firearms Club, pursuant to Regulation 69(1) of the *Firearms Regulations 2017*.

Dated: 18 July 2025

ACTING SENIOR SERGEANT PETER STEPHEN  
Delegate of the Registrar of Firearms

## FISHERIES MANAGEMENT ACT 2007

## SECTION 115

*Ministerial Exemption: ME9903375*

Take notice that pursuant to Section 115 of the *Fisheries Management Act 2007*, I Professor Gavin Begg, Executive Director Fisheries and Aquaculture, delegate of the Minister for Primary Industries and Regional Development, hereby declare that the holder of a Commercial Lakes and Coorong Fishery Licence or a River Fishery Licence or their registered master (the 'exemption holders') are exempt from Section 53(2) of the *Fisheries Management Act 2007* and Regulation 5(a) and Schedule 6 of the *Fisheries Management (General Regulations) 2017* but only insofar as the exemption holder may use a 'commercial yabby trap' as described in Schedule 1, to take Yabby in inland waters under their fishery licence (exempted activity) subject to the conditions specified in Schedule 2 from 00:01 hrs on 2 August 2025 to 23:59 hrs on 1 August 2026, unless varied or revoked earlier.

## SCHEDULE 1

For the purposes of this exemption a commercial yabby trap is a trap constructed of a rigid, non-collapsible frame enclosed with wire mesh that:

- Must not be more than 1 metre at its greatest dimension;
- Must not have more than 2 entrance funnels;
- Must not have any entrance funnel that exceeds 4.5 centimetres at its narrowest part, or, where the commercial yabby trap is open at the top with a 20cm x 20cm square opening, must not have any entrance funnel that exceeds 7.5cm at its narrowest part;
- Must be buoyed with a 2-litre white float displaying Licence numbers.

## SCHEDULE 2

1. The exemption holder must not cause the total number of commercial yabby traps used at any one time to exceed the combined total number of yabby pot and/or pyramid net devices endorsed on their fishery licence, subject to the conditions of the licence.
2. While engaging in the exempted activity, the exemption holder must be in possession of a copy of this notice. This notice must be produced to a Fisheries Officer if requested.
3. While engaging in the exempted activity, the exemption holder must ensure that all interactions with the commercial yabby trap from air-breathing animals or any other threatened, endangered and protected species (TEPS) are reported in the Department of Primary Industries and Regions wildlife interactions logbook, or electronic report.
4. The exemption holder shall not contravene or fail to comply with the *Fisheries Management Act 2007*, or any regulations made under that Act except where specifically exempted by this notice.

This notice does not purport to override the provisions or operation of any other Act including, but not limited to, the *River Murray Act 2003*. The exemption holders and their agents must comply with any relevant regulations, permits, requirements and directions from the Department for Environment and Water when undertaking activities within a specially protected area.

Dated: 1 August 2025

PROFESSOR GAVIN BEGG  
Executive Director  
Fisheries and Aquaculture

Delegate of the Minister for Primary Industries and Regional Development

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FISHERIES MANAGEMENT ACT 2007

SECTION 115

*Ministerial Exemption ME9903393*

Take notice that, pursuant to Section 115 of the *Fisheries Management Act 2007*, the persons for the time being occupying or acting in the positions within the Department of Primary Industries and Regions listed in Schedule 1 are exempt from Section 70 and 71 of the *Fisheries Management Act 2007* and Regulations 5, 10 and 22 Clauses 54, 55, 60, 62, 75, and 123 of Schedule 6 of the *Fisheries Management (General) Regulations 2017*, insofar as they may use unregistered rock lobster pots and may take southern rock lobster (*Jasus edwardsii*) using the rock lobster pots in the waters described in Schedule 2 ('the exempt activity') subject to the conditions specified in Schedule 3, from 13 August 2025 until 12 August 2026, unless otherwise varied or revoked.

SCHEDULE 1

- Fisheries officers acting under the direction of the Director, Fisheries and Aquaculture Operations, General Manager Operations Support, Manager Offshore Patrol Operations or Regional Manager.

SCHEDULE 2

All Waters of the State, excluding waters within Sanctuary and Restricted Access zones of Marine Parks, aquatic reserves and the Adelaide Dolphin Sanctuary.

SCHEDULE 3

1. Fisheries Officers may only undertake the exempted activity for the purposes of surveillance or investigation required under an Operation Plan, that has been formally approved by the Director, Fisheries and Aquaculture Operations or General Manager Operations Support.
2. The maximum number of pots that may be used in the water at any one time must not exceed two pots for each Fisheries Officer on board any boat from which the exempted activity is being carried out.
3. Any rock lobster that are caught in the rock lobster pots set under this exemption must be returned to the water as soon as reasonably practicable or at the completion of the approved Investigation.

Dated: 1 August 2025

PROFESSOR GAVIN BEGG  
Executive Director  
Fisheries and Aquaculture

Delegate of the Minister for Primary Industries and Regional Development

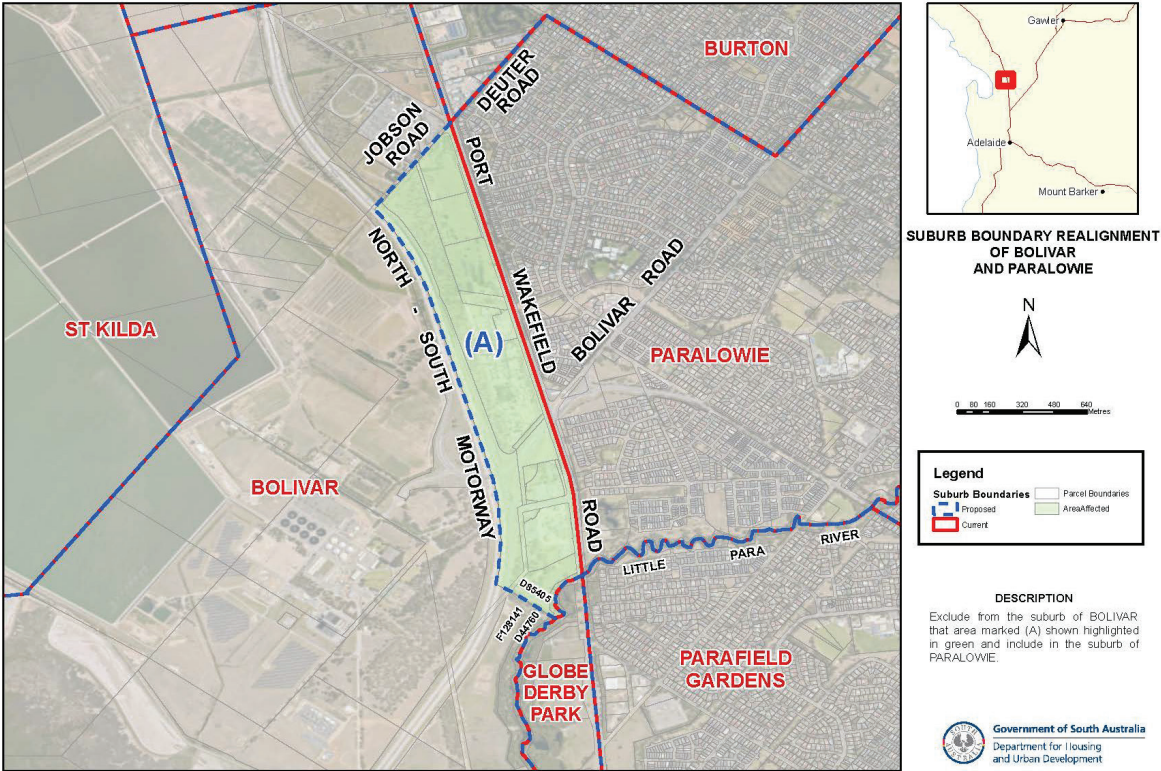
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GEOGRAPHICAL NAMES ACT 1991

Notice of Intention to Alter the Boundaries of a Place

Notice is hereby given that, pursuant to Section 11B(2)(d) of the *Geographical Names Act 1991*, I, the Honourable Nick Champion MP, Minister for Planning, Minister of the Crown to whom the administration of the *Geographical Names Act 1991* is committed, seeks public comment on a proposal to:

- Alter the suburb boundary to exclude from the suburb of **BOLIVAR** that area marked (A) shown highlighted in green and include in the suburb of **PARALOWIE**, as shown on the location map.



This proposal can also be viewed at [www.sa.gov.au/placenameproposals](http://www.sa.gov.au/placenameproposals)  
Submissions in writing regarding this proposal may be lodged with the Surveyor-General, GPO Box 1815, Adelaide SA 5001, or [DHUD.PlaceNames@sa.gov.au](mailto:DHUD.PlaceNames@sa.gov.au) within one month of the publication of this notice.

Dated: 7 August 2025

HON NICK CHAMPION MP  
Minister for Planning

2025/01187/01

HOUSING IMPROVEMENT ACT 2016

Rent Control

In the exercise of the powers conferred by the *Housing Improvement Act 2016*, the Delegate of the Minister for Housing and Urban Development hereby fixes the maximum rental amount per week that shall be payable subject to Section 55 of the *Residential Tenancies Act 1995*, in respect of each premises described in the following table. The amount shown in the said table shall come into force on the date of this publication in the Gazette.

Address of Premises	Allotment Section	Certificate of Title Volume/Folio	Maximum Rental per week payable
595 Glynburn Road, Hazelwood Park SA 5066	Allotment 77 Filed Plan 15758 Hundred of Adelaide	CT5560/418	\$0.00
28A Campbell Road, Paradise SA 5075	Allotment 101 Deposited Plan 14953 Hundred of Adelaide	CT5699/65	\$160.00
Unit 3/476 Magill Road, Kensington Gardens SA 5068	Unit 3 Strata Plan 2722 Hundred of Adelaide	CT5036/191	\$260.00
16 Dequetteville Terrace, Kent Town SA 5067	Allotment 5 Filed Plan Hundred of Adelaide	CT6025/902	\$360.00

Dated: 7 August 2025

CRAIG THOMPSON  
Housing Regulator and Registrar  
Housing Safety Authority  
Delegate of the Minister for Housing and Urban Development

## HOUSING IMPROVEMENT ACT 2016

*Rent Control Revocations*

In the exercise of the powers conferred by the *Housing Improvement Act 2016*, the Delegate of the Minister for Housing and Urban Development hereby revokes the maximum rental amount per week that shall be payable subject to Section 55 of the *Residential Tenancies Act 1995*, in respect of each premises described in the following table.

Address of Premises	Allotment Section	Certificate of Title Volume/Folio
9 Foster Avenue, Paradise SA 5075	Allotment 24 Deposited Plan 6249 Hundred of Adelaide	CT5610/847
22 Shipsters Road, Kensington Park SA 5068	Allotment 1 Deposited Plan 16527 Hundred of Adelaide	CT5759/442
22 McIntosh Avenue, Glossop SA 5344 (Section 1417 McIntosh Avenue)	Allotment 14 Deposited Plan 78467 Hundred of Berri IA	CT6026/20, CT6026/22
103 Swanport Road (Southern Flat), Murray Bridge SA 5253 (Southern Flat)	Allotment 3 Deposited Plan 3198 Hundred of Mobilong	CT5554/863

Dated: 7 August 2025

CRAIG THOMPSON  
Housing Regulator and Registrar  
Housing Safety Authority  
Delegate of the Minister for Housing and Urban Development

## HYDROGEN AND RENEWABLE ENERGY ACT 2023

*Exemption*

Pursuant to Section 111(1)(b) of the *Hydrogen and Renewable Energy Act 2023* (the Act), I Michael Smith, as delegate for the Minister for Energy and Mining for the State of South Australia, do hereby grant the following exemption.

**Part 1—Exemption**

- For the purposes of Section 111(1)(b) of the Act and subject to the conditions outlined in Part 2 below, the following persons are exempt from the operation of the Act:
  - a person listed as a Category 1 exempt entity in Schedule 1 in respect to the activity of transmitting or otherwise conveying energy obtained from a renewable energy resource through a transmission or distribution network pursuant to a transmission or distribution licence granted under Part 3 of the *Electricity Act 1996*; and
  - a person listed as a Category 2 exempt entity in Schedule 1 in respect to the activity of constructing, installing, operating, maintaining or decommissioning a transmission or distribution network pursuant to a transmission or distribution licence granted under Part 3 of the *Electricity Act 1996*.

**Part 2—Conditions**

- The exemption is limited in its application to the activity described in Clause 1 in respect of a transmission or distribution network in existence and authorised by the transmission or distribution licence granted to the relevant person under Part 3 of the *Electricity Act 1996* as at the date of this exemption.
- This exemption ceases to apply in relation to a person who is a Category 1 exempt entity or a Category 2 exempt entity on and from the date that:
  - the person transfers or otherwise ceases to hold a transmission or distribution licence granted under Part 3 of the *Electricity Act 1996* in relation to the transmission or distribution network referred to in Clause 2;
  - the maximum capacity of the transmission or distribution network operated by the person increases;
  - if the person is a Category 1 exempt entity—the transmission or distribution network operated by the person begins operating for the primary purpose of exploiting a renewable energy resource (within the meaning of the Act);
  - if the person is a Category 2 exempt entity—the nameplate capacity of any renewable energy infrastructure which has the primary purpose of exploiting a renewable energy resource (within the meaning of the Act) and which is directly connected to the transmission or distribution network operated by the person entity exceeds 5 MW.

**Part 3—Operation**

- This exemption commences on the date of publication in the SA Government Gazette and shall remain in force until it is varied, revoked or ceases to apply to any Category 1 exempt entity or Category 2 exempt entity in accordance with Clause 3 above.

## SCHEDULE 1

Category 1 Exempt Entities	Category 2 Exempt Entities
BHP Olympic Dam Corporation Pty Ltd (ACN 007 835 761)	CPE Funding Pty Ltd (ACN 628 994 749)
Enerven Energy Infrastructure Pty Ltd (ACN 621 124 909)	CPE Tonsley Pty Ltd (ACN 623 288 175)
Murraylink Transmission Company Pty Ltd (ACN 089 875 605).	District Council of Coober Pedy (ABN 51 908 978 026)
One Steel Manufacturing Pty Ltd (Liberty Primary Steel Whyalla) (ACN 004 651 325)	Jeril Enterprises Pty Ltd (ACN 008 080 117)
Oz Minerals Prominent Hill Operations Pty Ltd (ACN 091 546 691)	Municipal Council of Roxby Downs (68 284 130 046)
Sustainable Asset Co Pty Ltd (ACN 660 232 655)	

Dated: 7 August 2025

MICHAEL SMITH  
Director, Regulatory Risk and Resource Tenure  
Delegate for the Minister for Energy and Mining

## HYDROGEN AND RENEWABLE ENERGY ACT 2023

*Exemption*

Pursuant to Section 111(1)(b) of the *Hydrogen and Renewable Energy Act 2023* (the Act), I Michael Smith, as delegate for the Minister for Energy and Mining for the State of South Australia, do hereby grant the following exemption.

**Part 1—Exemption**

For the purposes of Section 111(1)(b) of the Act and subject to the conditions outlined in Part 2 below, Cowell Electric Supply Pty Ltd (ACN 626 950 829) is exempt from the operation of the Act in respect to the activity of constructing, installing, operating, maintaining or decommissioning a transmission or distribution network pursuant to a transmission or distribution licence granted under Part 3 of the *Electricity Act 1996*.

**Part 2—Conditions**

1. The exemption is limited in its application to the activity described in Clause 1 in respect of the distribution networks in existence and authorised by the distribution licence granted to Cowell Electric Supply Pty Ltd under Part 3 of the *Electricity Act 1996* as at the date of this exemption and outlined below:
  - (a) Manna Hill;
  - (b) Parachilna;
  - (c) Oak Valley (MT);
  - (d) Central Power House (CPH);
  - (e) Iron Knob; and
  - (f) Pimba.
2. This exemption ceases to apply in relation to a relevant distribution network referred to in Clause 2 on and from the date that:
  - (a) Cowell Electric Supply Pty Ltd transfers or otherwise ceases to hold a distribution licence granted under Part 3 of the *Electricity Act 1996* in relation to the distribution network;
  - (b) the maximum capacity of the distribution network increases;
  - (c) the nameplate capacity of any renewable energy infrastructure which has the primary purpose of exploiting a renewable energy resource (within the meaning of the Act) and which is directly connected to the distribution network exceeds 5 MW.

**Part 3—Operation**

3. This exemption commences on the date of publication in the SA Government Gazette and shall remain in force until it is varied, revoked or ceases to apply.

Dated: 7 August 2025

MICHAEL SMITH  
Director, Regulatory Risk and Resource Tenure  
Delegate for the Minister for Energy and Mining

## HYDROGEN AND RENEWABLE ENERGY ACT 2023

*Statement of Environmental Objectives—Approval*

Pursuant to Section 65(1) of the *Hydrogen and Renewable Energy Act 2023* (the Act) I, Benjamin Zammit, Executive Director Regulation and Compliance Division, Department for Energy and Mining do hereby publish the following document as having been approved as a statement of environmental objectives under the Act.

Documents:

- Potentia Energy, Emeroo BESS Statement of Environmental Objectives, 11 July 2025

This document is available for public inspection on the Hydrogen and Renewable Energy Register section of the following webpage:

(<https://www.energymining.sa.gov.au/industry/hydrogen-and-renewable-energy/hydrogen-and-renewable-energy-act/hydrogen-and-renewable-energy-register>).

Dated: 5 August 2025

BENJAMIN ZAMMIT  
Executive Director  
Regulation and Compliance Division  
Department for Energy and Mining  
Delegate of the Minister for Energy and Mining

## HYDROPONICS INDUSTRY CONTROL REGULATIONS 2025

*Notice of Manner and Form—Transfer of Prescribed Particulars*

Take notice that, pursuant to Regulation 12(5)(b) of the *Hydroponics Industry Control Regulations 2025*, I, Grantley John Stevens, Commissioner of Police, hereby determine that the prescribed particulars in respect of a prescribed transaction, must be transferred to me in the following manner and form:

1. The prescribed particulars in respect of a prescribed transaction must be recorded on an electronic spreadsheet provided by South Australia Police.
2. Each prescribed particular in respect of a prescribed transaction must be electronically transferred on the spreadsheet provided using the Accellion™ secure email application.
3. The prescribed particulars must be transferred to the Commissioner of Police in accordance with Section 12(5)(a) of the *Hydroponics Industry Control Regulations 2025*.

South Australia Police Licensing Enforcement Branch, will provide Hydroponic Equipment Dealer's Licence holders and other relevant persons with access to the Accellion™ secure email application and instructions on its use.

Dated: 11 June 2025

GRANTLEY J. STEVENS  
Commissioner of Police



## JUSTICES OF THE PEACE ACT 2005

## SECTION 4

*Notice of Appointment of Justices of the Peace for South Australia  
by the Commissioner for Consumer Affairs*

I, Brett Humphrey, Commissioner for Consumer Affairs, delegate of the Attorney-General, pursuant to Section 4 of the *Justices of the Peace Act 2005*, do hereby appoint the people listed as Justices of the Peace for South Australia as set out below.

For a period of ten years for a term commencing on 3 September 2025 and expiring on 2 September 2035:

Tara YOON  
Anthony Ronald WORDEN  
Stephen Francis WHARTON  
Darren Bruce WEBB  
Nicola Renee WATSON  
Nola Joy VRANEK  
Alison Michelle VOWLES  
Suzanne Sharon VARDON  
Roger John TREZONA  
Brooke Emma TINKER-CASSON  
Ricky James STEPHEN  
Helen Mary RONSON  
Adam John REILLY  
Arthur William Robert PRICE  
Kay Elizabeth NICHOLAS  
Travis James MUNCKTON  
Sonia Louise MILLER  
Iole MEADEN  
Leah Ann LOHF  
Matthew Shane LINDNER  
Kathryn Joy LIDDIARD  
Felicity-Ann LEWIS  
Angela LAWSON  
Heather Joy JENSEN  
Cynthia Elizabeth Louise HENDERSON  
Lynette Jean GEERLING  
Shan Donna FOWLER  
Travis Antony FATCHEN  
Carol Pamela Janet DELA ROZA  
Samuel Joseph DAVIS  
Amilia Jane DART  
June BUNKER  
Abdullahi ALI AHMED  
Josephine ADDLETON

Dated: 4 August 2025

BRETT HUMPHREY  
Commissioner for Consumer Affairs  
Delegate of the Attorney-General

## LAND ACQUISITION ACT 1969

## SECTION 16

*Form 5—Notice of Acquisition***1. Notice of acquisition**

The Commissioner of Highways (the Authority), of 83 Pirie Street, Adelaide SA 5000, acquires the following interests in the following land:

Comprising an unencumbered estate in fee simple in that piece of land being portion of Common Property in Primary Community Plan 25763 comprised in Certificate of Title Volume 6312 Folio 672 (formerly Certificate Title Volume 6298 Folio 404) and being the whole of the land identified as Allotment 52 in D136901 lodged in the Land Titles Office, expressly excluding:

- The Easement(s) over the land marked 'G' on C25763 for drainage purposes (TG 11273782),
- The free and unrestricted Right(s) of Way over the land marked 'CC' on C25763 (TG 11273774),
- The free and unrestricted Right(s) of Way over the land marked 'G' on C25763 (TG 11273782),
- The free and unrestricted Right(s) of Way over the land marked 'LL' on C25763 (TG 11273778),
- The Right(s) of Way over the land marked 'F' on C25763 (TG 11273787).

This notice is given under Section 16 of the *Land Acquisition Act 1969*.

**2. Compensation**

A person who has or had an interest consisting of native title or an alienable interest in the land that is divested or diminished by the acquisition or the enjoyment of which is adversely affected by the acquisition who does not receive an offer of compensation from the Authority may apply to the Authority for compensation.

**2A. Payment of professional costs relating to acquisition (Section 26B)**

If you are the owner in fee simple of the land to which this notice relates, you may be entitled to a payment of up to \$10,000 from the Authority for use towards the payment of professional costs in relation to the acquisition of the land.

Professional costs include legal costs, valuation costs and any other costs prescribed by the *Land Acquisition Regulations 2019*.

**3. Inquiries**

Inquiries should be directed to: Daniel Tuk  
GPO Box 1533  
Adelaide SA 5001  
Telephone: (08) 7133 2479

Dated: 5 August 2025

The Common Seal of the COMMISSIONER OF HIGHWAYS was hereto affixed by authority of the Commissioner in the presence of:

ROCCO CARUSO  
Director, Property Acquisition  
(Authorised Officer)  
Department for Infrastructure and Transport

File Reference: 2024/06269/01

## LAND ACQUISITION ACT 1969

## SECTION 26F

*Form 6B—Notice of Acquisition of Underground Land***1. Notice of acquisition**

The Commissioner of Highways (the Authority), of 83 Pirie Street, Adelaide SA 5000 acquires the following interests in the following land:

An unencumbered estate in fee simple in the whole of Allotment 108 in D138130 and the whole of Allotment 110 in D138131 lodged in the Lands Titles Office, being portion of the land comprised in Certificate of Title Volume 5142 Folio 707

This notice is given under Section 26F of the *Land Acquisition Act 1969*.

**2. Compensation not payable unless certain water infrastructure or rights are affected**

You are not entitled to compensation in relation to the acquisition of the underground land to which this notice relates, unless the following conditions are satisfied:

- you held at least one of the following interests in relation to the underground land immediately before the notice of acquisition was published in relation to the land—
  - ownership of a lawful well that provides access to underground water in the underground land, and any underground infrastructure associated with the well; or
  - a right to take underground water from the underground land by means of such a well;
- you notified the Authority of your interest in response to a notice given under Section 26G of the *Land Acquisition Act 1969*;
- the acquisition of the underground land either—
  - involved the acquisition of your interest; or
  - resulted in the discharge of your interest; or
  - resulted in you being unable to take water by means of, or pursuant to, your interest;
- you make an application for compensation to the Authority under Section 26H of the *Land Acquisition Act 1969*.

**3. Application for compensation under section 26H**

If you believe you are entitled to compensation, you must apply to the Authority for compensation within 6 months after the publication of the notice of acquisition in relation to the underground land to which this notice relates.

The application must be in the following manner and form:

The application must be accompanied by the following information or documents:

(If further requirements have been set out in the regulations in relation to this application, the notice should state those requirements or refer the recipient to the regulations.)

After receiving your application, the Authority may (but is not required to) make you a written offer of compensation not exceeding \$50,000.

See Section 26H(4) of the *Land Acquisition Act 1969* for further details on the payment of compensation.

**4. Inquiries**

Inquiries should be directed to: T2D Project Team  
GPO Box 1533  
Adelaide SA 5001  
Telephone: 1800 572 414

Dated: 4 August 2025

The Common Seal of the COMMISSIONER OF HIGHWAYS was hereto affixed by authority of the Commissioner in the presence of:

ROCCO CARUSO  
Director, Property Acquisition  
(Authorised Officer)  
Department for Infrastructure and Transport

DIT: 2024/07215/01

## MENTAL HEALTH ACT 2009

*Authorised Medical Practitioner*

Notice is hereby given in accordance with Section 93(1) of the *Mental Health Act 2009* that the Chief Psychiatrist has determined the following person as an Authorised Medical Practitioner:

Rachel Jesudason

A determination will be automatically revoked upon the person being registered as a specialist psychiatrist with the Australian Health Practitioner Regulation Agency and as a fellow of the Royal Australian and New Zealand College of Psychiatrists.

The Chief Psychiatrist may vary or revoke this determination at any time.

Dated: 7 August 2025

DR JOHN BRAYLEY  
Chief Psychiatrist

## MENTAL HEALTH ACT 2009

*Determination by the Chief Psychiatrist*

Notice is hereby given in accordance with Section 96 of the *Mental Health Act 2009* that the Chief Psychiatrist's determination of James Nash House, 140 Hilltop Drive, Oakden SA 5086, as an Approved Treatment Centre, will continue to be subject to temporary conditions. All previous conditions issued with respect to the determination of this facility as an Approved Treatment Centre are rescinded.

**Conditions on the use of Birdwood Ward**

James Nash House may continue to admit subacute patients to Birdwood Ward, who are voluntary patients admitted under the *Mental Health Act 2009*, or who are subject to orders under Part 8A of the *Criminal Law Consolidation Act 1935*, to Birdwood ward, subject to the following conditions:

- An assessment of patient needs against the physical condition and capability of the unit must occur before admission. Admissions can only be made with the approval of the Head of Unit and the most Senior Clinical Nurse responsible for Birdwood Ward, Forensic Mental Health Service, Division of Mental Health, Northern Adelaide Local Health Network.
- James Nash House may no longer admit patients on Inpatient Treatment Orders made under the *Mental Health Act 2009*, to Birdwood Ward, with the following exception:
- Admissions of patients on Inpatient Treatment Orders can be considered when it is not practicable to transfer a patient to another appropriate forensic mental health unit or to another approved treatment centre. This will require the approval of the Clinical Director and the Divisional Nursing Director, Forensic Mental Health Service, Division of Mental Health, Northern Adelaide Local Health Network, and in each instance the Chief Psychiatrist shall be notified.

**Conditions on the use of Clare Ward**

Admission to dual occupancy rooms in Clare Ward will be subject to an additional bed allocation procedure that considers the recognised limitations of dual occupancy rooms in forensic mental health care. The procedure will describe clinical and other criteria for allocation of dual occupancy rooms, and how these criteria will be monitored.

Conditions on the Admission of Female Patients, Gender Diverse People and Young People

The purpose of this condition is to enhance gender safety. Female patients, gender diverse people or any person 21 years of age or younger may not be admitted to the Aldgate Ward except under exceptional circumstances approved by the Clinical Director and the Divisional Nursing Director; and reported to the Chief Psychiatrist.

People in these groups may continue to routinely be admitted to the Ken O'Brien Centre in accordance with a local procedure document for that unit established under the Chief Psychiatrists Sexual Safety Standard.

Admissions to Birdwood Ward can also occur in accordance with a local procedure document for that unit, but only when approved by the Clinical Director and the Divisional Nursing Director on the basis that admission to the Ken O'Brien Centre or other alternative location is not practicable.

Admissions of male patients older than 21 years of age to Aldgate Ward can continue without restriction noting that this Ward will also maintain a local procedure document in accordance with the Chief Psychiatrists Sexual Safety Standard.

Conditions Related to the Safety of Patients, Staff and Visitors

Aldgate, Birdwood, Clare and Ken O'Brien share electronic security systems that have had past inconsistent performance. These wards may continue to admit patients providing that a system testing plan and risk mitigation plan approved by the Chief Psychiatrist is in place to provide for the safety of consumers, visitors and staff in the context of past fluctuating performance of the duress system, and associated security systems on site.

The lay out of Aldgate and Birdwood wards lack the contemporary building design features to support safe ward operation and the risk mitigation plan for those areas that include additional risk mitigations related to the design limitations of the physical environment.

**Conditions Related to the Prevention of Restrictive Practices and the use of Seclusion**

In applying the "Chief Psychiatrist Restraint Seclusion Standard—A Standard to Reduce and Eliminate where possible the Use of Restraint and Seclusion applied under the *Mental Health Act 2009*", seclusion can only be provided in a seclusion room designated for that purpose.

Aldgate and Birdwood Wards do not have designated seclusion rooms. For this reason, seclusion is permitted in a patient's bedroom but under a condition that the use of a bedroom for this purpose is authorised by the Clinical Director and the Divisional Nursing Director having regard for the safety of using a bedroom for this purpose and the impact on the patient of using their personal space for this purpose.

For instances of prolonged seclusion that is outside of the parameters of the Chief Psychiatrist Standard a report will be made to the Chief Psychiatrist of the indication of the seclusion, the welfare of the patient, and plans to reduce the reliance on seclusion.

These conditions remain in place until 6 February 2026.

Dated: 7 August 2025

DR J BRAYLEY  
Chief Psychiatrist

## OUTBACK COMMUNITIES (ADMINISTRATION AND MANAGEMENT) ACT 2009

## OUTBACK COMMUNITIES AUTHORITY

*Declaration of Community Contribution (Leigh Creek) for 2025-2026*

Notice is hereby given that on 17 July 2025, the Outback Communities Authority, for the financial year ending 30 June 2026 and in exercise of the powers contained in Division 2, Part 3 of the *Outback Communities (Administration and Management) Act 2009*, resolved as follows:

**Declaration of the Community Contribution**

To declare a community contribution for the rateable land in:

- the township of Leigh Creek.

**Purpose of Community Contribution**

Declare a fixed charge of \$938 per property unit on rateable land for the purposes of raising revenue for the provision of services and support to the community of Leigh Creek.

**Payment of Community Contribution**

Pursuant to Section 181(2) of the *Local Government Act 1999*, that the community contribution is payable in four equal or approximately equal instalments as follows:

- first instalment, payable on 15 September 2025;
- second instalment, payable on 15 December 2025;
- third instalment, payable on 16 March 2026; and
- fourth instalment, payable on 15 June 2026.

Dated: 5 August 2025

M. HOWARD  
Director

(A7059727)

## PUBLIC FINANCE AND AUDIT ACT 1987

## TREASURER'S QUARTERLY STATEMENT

*Summary of the Statement on the Consolidated Account for the Quarters and 9 Months Ended 31 March 2025 and 31 March 2024*

*(Prepared on a Cash Basis)*

- Nine months ended -			- Quarter ended -		
31 March 2025 \$ 000	31 March 2024 \$ 000	Variation \$ 000	31 March 2025 \$ 000	31 March 2024 \$ 000	Variation \$ 000
RECEIPTS					
12,390,480	11,787,791	602,689	4,393,804	4,117,450	276,354
PAYMENTS					
17,950,759	15,621,155	2,329,604	4,701,967	4,531,836	170,131
FINANCING REQUIREMENT					
5,560,279	3,833,364	1,726,915	308,163	414,386	-106,223
CONSOLIDATED ACCOUNT RESULT					
Deficit / - Surplus					
5,560,279	3,833,364	1,726,915	308,163	414,386	-106,223

*Statement of the Receipts and Borrowings on the Consolidated Account Quarters  
and 9 Months Ended 31 March 2025 and 31 March 2024*

*(Prepared on a Cash Basis)*

	- Nine months ended -			- Quarter ended -	
	Budget	31 March	31 March	31 March	31 March
	2024-25	2025	2024	2025	2024
	\$ 000	\$ 000	\$ 000	\$ 000	\$ 000
RECEIPTS -					
Taxation -					
Commonwealth Places Mirror Tax	42,963	27,972	26,269	11,169	10,580
Gambling	632,464	486,441	456,950	205,391	161,168
Land Tax	786,639	430,779	346,454	225,728	187,252
Payroll Tax	2,216,235	1,500,023	1,415,817	538,785	525,619
Stamp Duties	2,333,373	1,732,368	1,552,343	653,207	606,481
Total Taxation	6,011,674	4,177,583	3,797,833	1,634,280	1,491,100
Contributions from State Undertakings	212,203	19,738	48,173	7,770	7,564
Fees and Charges	820,964	496,636	440,267	205,449	291,053
Recoveries	124,799	62,638	165,158	46,275	14,186
Royalties	422,901	257,083	279,393	92,685	106,250
Commonwealth -					
General Purpose Payments	8,942,237	6,862,236	6,526,928	2,224,088	2,017,510
National Partnership Payments	21,406	5,912	22,607	5,517	165
Specific Purpose Payments	239,009	168,830	176,904	49,685	58,705
Total Commonwealth	9,202,652	7,036,978	6,726,439	2,279,290	2,076,380
Other Receipts	449,718	339,824	330,528	128,055	130,917
Total Receipts	17,244,911	12,390,480	11,787,791	4,393,804	4,117,450
FINANCING REQUIREMENT -					
Funds required from South Australian Government Financing Authority	4,620,711	5,560,279	3,833,364	308,163	414,386
Total Receipts and Borrowings	21,865,622	17,950,759	15,621,155	4,701,967	4,531,836

*Statement of Payments on the Consolidated Account Quarters  
and 9 Months Ended 31 March 2025 and 31 March 2024*

*(Prepared on a Cash Basis)*

	Budget	- Nine months ended -		- Quarter ended -	
		31 March	31 March	31 March	31 March
	2024-25	2025	2024	2025	2024
	\$ 000	\$ 000	\$ 000	\$ 000	\$ 000
PAYMENTS -					
Administered Items for the Attorney-General's Department	100,495	75,613	114,387	27,562	39,724
Attorney-General's Department	144,749	112,633	93,107	37,725	29,750
Audit Office of South Australia	19,671	14,414	14,045	4,651	4,477
Commission on Excellence and Innovation in Health	6,865	5,309	5,205	1,616	1,823
Courts Administration Authority	96,665	76,255	73,817	28,627	30,911
Defence SA	28,614	23,414	15,679	7,800	5,250
Department for Child Protection	799,333	799,333	710,316	164,730	223,760
Department for Correctional Services	424,706	331,257	308,607	113,221	106,988
Administered Items for the Department for Education	514,509	497,159	416,523	21,703	17,505
Department for Education	3,483,124	2,664,363	2,805,907	712,579	980,871
Department for Energy and Mining	449,951	366,183	163,941	109,228	10,929
Administered Items for the Department for Environment and Water	30,409	29,840	21,087	1,917	1,793
Department for Environment and Water	207,402	172,000	119,000	54,000	30,000
Department for Health and Wellbeing	5,912,977	4,670,000	4,100,000	1,240,000	1,175,000
Administered Items for the Department for Housing and Urban Development	5,313	1,350	1,035	300	345
Department for Housing and Urban Development	99,903	93,897	88,911	20,866	29,637
Administered Items for the Department of Human Services	235,634	235,634	270,000	25,634	65,000
Department of Human Services	1,203,259	1,155,000	910,000	300,000	250,000
Administered Items for the Department for Infrastructure and Transport	4,432	5,813	5,772	1,900	1,882
Department for Infrastructure and Transport	1,159,354	865,271	827,585	272,316	257,688
Administered Items for the Department of the Premier and Cabinet	35,284	31,702	24,420	477	4,160
Department of the Premier and Cabinet	419,321	349,108	298,863	95,760	83,895
Administered Items for the Department of Primary Industries and Regions	4,641	3,117	3,033	1,039	1,011
Department of Primary Industries and Regions	142,041	127,325	111,772	19,896	37,466
Administered Items for the Department of State Development	26,485	19,985	8,169	11,284	2,723
Department of State Development	429,660	343,984	53,688	254,074	13,422
Administered Items for the Department of Treasury and Finance	4,229,594	3,579,614	2,908,739	785,166	748,159
Department of Treasury and Finance	261,804	232,150	172,904	48,450	25,404
Administered Items for the Electoral Commission of South Australia	545	505	532	254	269
Electoral Commission of South Australia	7,023	5,883	8,867	2,044	3,162
House of Assembly	8,593	6,523	6,375	1,650	2,295
Administered Items for the Joint Parliamentary Services	4,074	4,074	3,809	-	-
Joint Parliamentary Services	20,289	15,354	14,906	3,781	5,306
Legislative Council	5,962	4,537	4,504	1,145	1,624
Preventive Health SA	32,685	25,143	19,914	7,542	6,972
Administered Items for the South Australia Police	71	-	-	-	-
South Australia Police	1,102,103	851,743	777,963	267,537	283,443
South Australian Fire Emergency Commission	500	500	500	-	-

*Statement of Payments on the Consolidated Account Quarters  
and 9 Months Ended 31 March 2025 and 31 March 2024*

*(Prepared on a Cash Basis)*

	- Nine months ended -		- Quarter ended -	
	Budget	31 March	31 March	31 March
	2024-25	2025	2024	2025
	\$ 000	\$ 000	\$ 000	\$ 000
PAYMENTS -				
South Australian Metropolitan Fire Service	3,525	2,700	2,700	900
South Australian State Emergency Service	100	75	775	25
South Australian Tourism Commission	66,625	55,000	52,800	18,000
State Governor's Establishment	6,539	5,322	3,384	1,218
Payments for which specific appropriation is authorised in various Acts	130,793	91,677	77,614	35,350
TOTAL PAYMENTS	21,865,622	17,950,759	15,621,155	4,701,967

Effective 1 July 2024, the title of several agencies were altered, as follows:

- Audit Office of South Australia - known until 30 June 2024 as the Auditor-General's Department.
- Department for Housing and Urban Development - known until 30 June 2024 as the Department for Trade and Investment.
- Department of State Development - known until 30 June 2024 as the Department for Industry, Innovation and Science.

*Commentary to the Statement of the Amounts Credited to and Issued from the Consolidated Account  
for the Quarters Ended 31 March 2025 and 31 March 2024*

## Receipts

### Taxation

Gambling tax receipts in the March quarter 2025 and nine months ended March 2025 were higher than the corresponding prior year periods mainly due to a once-off payment from the Adelaide Casino to reflect the outcome of the High Court's decision in *SkyCity Adelaide Pty Ltd v Treasurer of South Australia* [2024] HCA 37 in relation to the tax payable on loyalty points that had been converted to gambling credits and utilised by patrons.

Land tax receipts in the March quarter 2025 and nine months ended March 2025 were higher than the corresponding prior year periods mainly due to higher private land tax collections reflecting growth in taxable site values.

Payroll tax receipts in the March quarter 2025 and nine months ended March 2025 were higher than the corresponding prior year periods primarily reflecting growth in taxable payrolls.

Stamp duty receipts in the March quarter 2025 and nine months ended March 2025 were higher than the corresponding prior year periods largely due to higher conveyance duty receipts from the transfer of properties and higher insurance duty reflecting growth in general insurance premiums.

### Royalties

Royalty receipts in the March quarter 2025 and nine months ended March 2025 were lower than the corresponding prior year periods mainly due to the timing of payments.

### Fees and Charges

Fees and Charges received were lower in the March quarter 2025 and higher in the nine months ended March 2025 compared to the corresponding prior year periods largely due to the timing of fee collections.

### Commonwealth—General Purpose Payments

Based on the growth in the national GST pool and population estimates as well as South Australia's relativity in 2024-25, the Commonwealth Government estimated in its 2025-26 Budget that South Australia's GST entitlement grant will increase by 5.4 per cent in 2024-25.

### Commonwealth—Specific Purpose Payments

Specific Purpose Payments received in the March quarter 2025 and nine months ended March 2025 were lower than the corresponding prior year periods mainly due to the timing of payments into the consolidated account.

### Commonwealth—National Partnership Payments

National Partnership Payments received were higher in the March quarter 2025 and lower in the nine months ended March 2025 compared to the corresponding prior year periods reflecting the timing of payments under the Natural Disaster Relief and Recovery Arrangements.

### Other Receipts

Other receipts received were higher in the nine months ended March 2025 compared to the corresponding prior year periods mainly due to higher interest on investments. This is due to higher interest rates applied on the Treasurer's deposits placed with the South Australian Government Financing Authority.

## Payments

Payments were made pursuant to the *Appropriation Act 2024* and also in accordance with other Acts for which specific appropriation has been authorised. The timing of the payments is based on agreed agency drawdown schedules and may change from period to period based on specific agency requirements.

The appropriation amounts for some agencies changed during the 2024-25 financial year due to the Machinery of Government changes that became effective 1 July 2024. These appropriation transfers were approved pursuant to Section 5 of the *Appropriation Act 2024* on the 4<sup>th</sup> of December 2024 and 9<sup>th</sup> of March 2025.

All appropriations were paid within approved limits established under the various Acts.

**Note**

The following points should be considered when reviewing the quarterly statement of Consolidated Account transactions:

- Unlike the State Budget which comprises transactions on an accrual basis, the information reflected in the quarterly statement is limited to cash transactions.
- The Consolidated Account does not capture all the transactions undertaken by the general government sector. In particular, it does not record receipts to, and payments from, Agency deposit and special deposit accounts.

The timing of receipts and payments can fluctuate within a financial year and between financial years. As a result, apparently large movements between quarters or years may only be due to changes in the timing of receipts and payments and therefore may not have consequences for the underlying budget position.

Dated: 28 July 2025

HON. STEPHEN MULLIGHAN MP  
Treasurer

**RETIREMENT VILLAGES ACT 2016****SECTION 59(1)***Voluntary Termination of Retirement Village Scheme*

Take notice that I, Nat Cook, Minister for Seniors and Ageing Well, pursuant to Section 59(1) of the *Retirement Villages Act 2016*, hereby terminate the McKinna Road retirement village scheme situated at 58 McKinna Road, Christie Downs, SA 5164 and comprising all of the land and improvements in Certificate of Title Register Book Volume 5561 Folio 667. I do so being satisfied for the purposes of Section 59(2) of the Act that there are no retirement village residents in occupation. The termination will take effect on the day upon which the retirement village endorsement is cancelled.

Dated: 29 July 2025

NAT COOK  
Minister for Seniors and Ageing Well

**ROAD TRAFFIC ACT 1961***Authorisation to Operate Breath Analysing Instruments*

I, Grant Stevens, Commissioner of Police, do hereby notify that on and from 24 July, 2025, the following persons were authorised by the Commissioner of Police to operate breath analysing instruments as defined in and for the purposes of the:

- *Road Traffic Act 1961*;
- *Harbors and Navigation Act 1993*;
- *Security and Investigation Industry Act 1995*; and
- *Rail Safety National Law (South Australia) Act 2012*.

PD Number	Officer Name
15053	CONLIN, Lee Christopher
16081	GAWLEY, Zackary David
75920	HOLMES, Sarah Michelle
12528	JOHNSON - WATKINS, Brooke Elizabeth
16089	MELVILLE, Jakob Michael
12542	POYNTER, Drew Benjamin
15388	TELEGRAMMA, Samuel Alexander
12488	TRUDGIAN, Jacob Robert
15037	WEIDENHOFER, Hannah Gladys

Dated: 7 August 2025

GRANT STEVENS  
Commissioner of Police

Reference: 2025-0125

**ROADS (OPENING AND CLOSING) ACT 1991****SECTION 24****NOTICE OF CONFIRMATION OF  
ROAD PROCESS ORDER***Road Closure—Unmade Public Road, Mount Observation*

By Road Process Order made on 3 December 2024, the Alexandrina Council ordered that:

1. Unmade Public Road, Mount Observation, situated adjoining Allotment 7 in Filed Plan 6384, Hundred of Nangkita and Kondoparinga, more particularly delineated and lettered 'D' in Preliminary Plan 24/0019 be closed.
2. Transfer the whole of the land subject to closure to Bradley Colin McNeil in accordance with the Agreement for Transfer dated 1 May 2024 entered into between the Alexandrina Council and Bradley Colin McNeil.
3. The following easement is to be granted over portions of the land subject to closure:  
Grant a free and unrestricted right of way in favour of CT5693/891, CT5693/892, CT5836/362, CT5858/717, CT5898/627 and CT6041/80 over the land marked 'D' in Deposited Plan 136691.



On 5 August 2025 that order was confirmed by the Minister for Planning conditionally upon the deposit by the Registrar-General of Deposited Plan 136691 being the authority for the new boundaries.

Pursuant to Section 24 of the *Roads (Opening and Closing) Act 1991*, Notice of the order referred to above and its confirmation is hereby given.

Dated: 7 August 2025

B. J. SLAPE  
Surveyor-General

2024/03311/01

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SOUTH AUSTRALIAN CIVIL AND ADMINISTRATIVE TRIBUNAL

SACAT REFERENCE NUMBER: 2025/SA002057

*Notice of Exemption Before Tribunal Member Alex Reilly*

I hereby certify that on the 21 July 2025, the South Australian Civil and Administrative Tribunal, on application of Systems Planning and Analysis, Australia Pty Ltd, Proximity Advisory Services Pty Ltd, made the following orders for an exemption:

Pursuant to Section 92 of the *Equal Opportunities Act 1984* (SA) (Act), the South Australian Civil and Administrative Tribunal (Tribunal) grants Systems Planning and Analysis, Australia Pty Ltd and Proximity Advisory Services Pty Ltd (together, the Applicants) an exemption from the operation of Sections 52, 53, 54, 90 and 103 of the Act subject to the following terms:

**Conduct**

For a period of 3 years from the from the date of these Orders, the Applicants may each engage in the following conduct in South Australia:

**Applicants for employment**

1. Inform applicants for employment in roles which will require access to material (Controlled Material) subject to permits, licences, approvals or agreements made under the United States and Australian import and export control laws (ITAR and EAR controls) that they may be adversely affected by the International Traffic in Arms Regulations (ITAR) and the Export Administration Regulations (EAR) if they are not an Australian citizen or if they hold dual nationality and/or citizenship from proscribed countries.

**Request for information about nationality**

2. Request information from current and prospective employees (employees), and individual contractors and employees of contractors (contractors) who perform, or are anticipated to perform, work for or on behalf of the Applicants and who are, or are anticipated to be, subject to the Applicants' control and direction for positions related to projects which use Controlled Material, in relation to the current and prospective employee or contractor's citizenship, previous citizenships, race or nationality, or substantive contacts where such contacts are affiliated with countries proscribed by Section 126.1 of ITAR, providing this request for information is limited to information for determining whether an application for authorisation would be required to allow the job candidate, employee or contractor to have that access and whether in the Applicants' reasonable judgment that application would have significant prospects of success.

**Use of nationality information**

3. Impose a condition on any offer of employment or contract for services in roles which are likely to require access to Controlled Material that the person must, pursuant to ITAR and EAR controls, be authorised to access that material whether pursuant to an individual approval obtained from the United States Government or otherwise.
4. Take an employee or contractor's citizenship, previous citizenships, race or nationality, or substantive contacts, where such contacts are affiliated with countries proscribed by Section 126.1 of ITAR, into account in determining whether that person may be offered a role or allocated work that involves access to Controlled Material.
5. Maintain records of the nationalities and citizenships of employees and contractors who have or may have access to Controlled Material.
6. Require present and future employees and contractors involved in projects which access Controlled Material to notify the Applicants of any change to their citizenship status or substantive contacts where such contacts are affiliated with countries proscribed by Section 126.1 of ITAR.
7. Restrict access to Controlled Material to particular employees and contractors of the Applicants based on their citizenship, previous citizenships, race or nationality, or substantive contacts where such contacts are affiliated with countries proscribed by Section 126.1 of ITAR.
8. Record information relating to security clearances granted to employees and contractors who perform work for or on behalf of the Applicants and who are subject to the Applicants' control and direction for positions related to projects which use Controlled Material.
9. Impose limitations or prohibitions on access to Controlled Material on persons not authorised to access that material.
10. Maintain records of the nationalities of persons who have or will have access to Controlled Material, with distribution limited to only those persons with a need to know, for the purposes of determining their ability to participate in a particular project.
11. Establish security systems and access protocols that will prevent the unauthorised re-export or re-transfer of Controlled Material.
12. Disclose, if and when required, citizenship, previous citizenships, race or nationality, or substantive contacts where such contacts are affiliated with countries proscribed by Section 126.1 of ITAR, of the Applicants' employees and contractors to:
  - (a) The United States Government, including:
    - (i) the United States' Department of State;
    - (ii) the United States' Department of Commerce;
    - (iii) the United States' Department of Defense;
  - (b) the Australian Department of Defence;
  - (c) the Australian Space Agency;
  - (d) United States based contractors for whom the Applicants perform work under subcontract; and
  - (e) any other organisation for which, or on whose behalf, or at whose request the Applicants undertake work in respect of which the Applicants have directly or indirectly an obligation not to transfer Controlled Material to persons of certain nationalities.
13. In the case of each Applicant, cause, instruct, induce or aid the other Applicant to do any of the acts set out in paragraphs 1 to 12 above.

**Conditions**

1. The exemption applies only to the Applicants' conduct where it is necessary to obtain and manage ITAR and EAR export licensing or to perform contractual obligations which involve access to Controlled Material.
2. Other than the particular exemption referred to above at paragraph 2 (Request for information about nationality), the remaining exemptions apply only to the Applicants' conduct where:
  - (a) the Applicants have taken all steps that are reasonably available to avoid engaging in conduct which would otherwise be in breach of Sections 52, 53, 54, 90 and 103 of the Act, including:
    - (i) reliance on ITAR exemptions, exceptions or other provisions, including Clause 126.18 of ITAR, where applicable;
    - (ii) where an employee or contractor is a national or dual national of a country not approved for access to Controlled Material, then the Applicants will either request the United States Government, or request the relevant export license holder(s) to request the United States Government, to amend the relevant export licenses to enable the person to have access to Controlled Material, unless the Applicants, on reasonable grounds, determine that either:
      - (A) the job candidate, employee or contractor is not the best candidate for the position; or
      - (B) such an application does not have significant prospects of success; and
    - (iii) in the event that the United States Government requires the Applicants to provide further information specific to the person, then with the consent of that person, the Applicants will work with the person to supply (or request that the relevant export license holder(s) supply) all relevant information to the United States Government so that an application for approval may be made in relation to that person.
3. Where, pursuant to this exemption, the Applicants wish to reserve the right to make a conditional offer of employment or contract for services in relation to a position which will or may involve access to Controlled Material, any advertisement, invitation for expressions of interest, or other promotional information referring to the position must include the information that:
  - (a) the position will or is likely to require access to Controlled Material and that any person occupying the position must be able to satisfy ITAR and EAR controls which may require specific authorisation for that person to access Controlled Material; and
  - (b) if a job candidate is concerned as to whether or not they will satisfy the requirement in (a), they should contact a nominated employee of the Applicants who is able to provide relevant information, including information set out in Condition 4 below.
4. The Applicants must specifically communicate to job candidates for roles, and existing employees and contractors in roles, whether currently or in the future, requiring access to Controlled Material:
  - (a) express notice that they may be adversely affected by the ITAR and EAR controls if they are not an Australian national, if they hold dual nationality and/or citizenship from proscribed countries, or if they are not of Australian national origin;
  - (b) a reasonable explanation in plain English of the nature of any such adverse effects;
  - (c) notice that the Applicants have an exemption under the Act to enable it to take steps to prevent access to Controlled Material;
  - (d) advice that any necessary application for specific authorisation for a person to access Controlled Material would be made by the Applicants, in appropriate cases;
  - (e) information about how they can apply for Australian citizenship; and
  - (f) information regarding their rights under Australian Federal, State and Territory discrimination laws.

The Applicants may comply with this Condition 4 through a range of alternatives, including individual written notices, published policy statements, web-based posting or other similar means.
5. Where, pursuant to this exemption, an employee or contractor who is not authorised pursuant to ITAR and EAR controls to have access to Controlled Material (including pursuant to any individual approval), is moved from a project involving access to Controlled Material to any other work or has their employment terminated in circumstances where there is no other work the employee or contractor can perform in the Applicants' business, the Applicants must, through a duly authorised officer, explain to the person why he or she is being transferred or terminated and must otherwise take all reasonable steps to avoid or limit harm or loss to that person.
6. Where the Applicants use a system of security passes to reflect the fact of access to Controlled Material or levels of access to material subject to Australian security restrictions, the passes may be coded but not in such a manner that the nationality can obviously be identified from the coding.
7. All information relating to security passes, security clearance levels and access to Controlled Material shall be restricted to:
  - (a) relevant personnel of the Applicants and Systems Planning and Analysis, Inc.; and
  - (b) relevant personnel of United States Government agencies and Australian Government agencies pursuant to which the Applicants have an obligation, and to their properly appointed nominees on a "need to know" basis.
8. The Applicants' employment or other relevant policies shall be amended as soon as reasonably possible so as to refer to the terms of this exemption, including all conditions attaching to it, and to make clear that the purpose of the Applicants' request for nationality information is made solely for the purposes of compliance with legal and regulatory obligations imposed pursuant to the defence export control laws of Australia and the United States.
9. The Applicants are required to provide a written report to the Commissioner for Equal Opportunity in South Australia by 31 January and 31 July each year, from the date of this instrument of exemption, over the period of the exemption, detailing:
  - (a) the steps it has taken to comply with the above conditions;
  - (b) the number of persons affected by this exemption, the nature of the effects, and the steps taken to address any adverse effects;
  - (c) the anti-discrimination training of employees and contractors provided by the Applicants; and
  - (d) implementation and compliance generally with the terms of this exemption order.

Dated: 7 August 2025

ANNE LINDSAY  
Principal Registrar  
South Australian Civil and Administrative Tribunal

## SOUTH AUSTRALIAN MOTOR SPORT ACT 1984

South Australia

**South Australian Motor Sport (Declaration of Official Titles) Notice 2025**under Section 28AA of the *South Australian Motor Sport Act 1984***1—Short title**

This notice may be cited as the *South Australian Motor Sport (Declaration of Official Titles) Notice 2025*.

**2—Commencement**

This notice comes into operation on the day on which it is made.

**3—Interpretation**

In this notice—

*Act* means the *South Australian Motor Sport Act 1984*;

*bp Adelaide Grand Final* means the motor sport event of that name promoted from time to time by the South Australian Motor Sport Board.

**4—Declaration of official titles**

Pursuant to Section 28AA(1)(c) of the Act, the following additional names, titles and expressions are declared to be official titles in respect of the South Australian Motor Sport Board:

- (a) bp Adelaide Grand Final;
- (b) Adelaide Grand Final;
- (c) ADLGF;
- (d) SA Motor Sport;
- (e) SAMSB.

**Made by the South Australian Motor Sport Board**

with the consent of the Premier  
on 24 July 2025

## SURVEY ACT 1992

*Licensed and Registered Surveyors in South Australia at 7 August, 2025*

It is hereby notified for general information that the names of the undermentioned persons are duly registered or licensed under the above Act.

## LIST OF LICENSED SURVEYORS

Licensed Surveyor's Name	Licensed Surveyor's Address	Date of Licence
Afnan, Ruhi	19 Dunn Street, Bridgewater SA 5155	9.4.1992
Allen, Scott Lewis—Non-Practicing	GPO Box 2471, Adelaide SA 5001	8.5.1986
Anderson, Ralph Ian	26 Evans Street, Renmark SA 5341	10.5.1990
Andrew, Robert Lindsay	PO Box 329, Seacliff Park SA 5049	23.10.1974
Arnold, Timothy	PO Box 27, Hove SA 5048	9.12.2010
Aslanidis, Nicholas Peter	3/2 Lydia Street, Plympton SA 5038	20.9.2012
Bacchus, Scott John	84 Sawpit Gully Road, Dawesley SA 5252	6.8.2003

Licensed Surveyor's Name	Licensed Surveyor's Address	Date of Licence
Baker, Trevor John	PO Box 708, Stirling SA 5152	18.5.2017
Barnes, Lyall Bruce—Non-Practicing	7 Boronia Court, Paradise SA 5075	14.4.1994
Barwick, Craig	62 The Parade, Norwood SA 5067	15.11.2001
Bennett, Mark Nicholas	15 Military Road, Tennyson SA 5022	18.11.2004
Bested, Antony John	362 Magill Road, Kensington Park SA 5068	1.1.1992
Bevan, Matthew John	137 Days Road, Regency Park SA 5010	21.2.2013
Bleeze, Denis Robert	130 Range Road South, Houghton SA 5131	30.8.1981
Blok, Timothy	5 Seventh Avenue, Hove SA 5048	13.9.1990
Blundell, Marc John Pole	GPO Box 1815, Adelaide SA 5001	17.7.2003
Brinkley, Peter James	GPO Box 1815, Adelaide SA 5001	19.8.2010
Brogden, Damian John	176 Prospect Road, Prospect SA 5082	13.7.1989
Burgess, Gregory Stephen	18A Cameron Road, Mount Barker SA 5251	6.7.1995
Burgess, Kevin Trevor	46 Second Avenue, St Peters SA 5069	8.7.1982
Cameron, Michael Leigh	45 Helen Street, Mount Gambier SA 5290	20.4.2006
Castelanelli, Carmelo	25 Hardys Road, Underdale SA 5032	11.3.1993
Cavallo, Rocco	GPO Box 416, Adelaide SA 5001	19.9.1990
Christie, Brenton Andrew	23 Sydenham Road, Norwood SA 5067	21.7.2005
Ciccarello, Mark Alexander	2/10 Koonga Avenue, Rostrevor SA 5073	16.11.2015
Clarke, Matthew James	69 Heather Road, Heathfield SA 5153	19.11.2009
Cooper, Daniel Charles	226 Leslie Creek Road, Mylor SA 5153	20.6.2013
Crowe, Simon John	GPO Box 1815, Adelaide SA 5001	17.3.2012
D'Aloia, Giuseppe	9 Cassia Crescent, Kidman Park SA 5025	20.6.2002
Deane, Harry James	62 The Parade, Norwood SA 5067	20.8.2020
Della Torre, Wade Christopher—Non-Practicing	9 Belmont Crescent, Mount Barker SA 5251	16.5.2002
Eiternick, Paul	5 Gulfview Road, Blackwood SA 5051	17.10.2013
Evans, Jesse Troy	185 Fairfield Road, Kadina, SA 5554	19.3.2020
Ferretti, Damien	GPO Box 1815, Adelaide SA 5001	17.4.2025
Filmer, Scott John	1 Railway Place, Mount Barker SA 5251	16.8.2007
Fritsch, Luke Ian	45 Helen Street, Mount Gambier SA 5290	1.12.2022
Fudge, Jeffrey Charles	202 Gordon Street, Naracoorte SA 5271	11.8.1978
Gathercole, Dylan Luke	255 Pulteney Street, Adelaide SA 5000	16.2.2012
Gehren, Noel Ralfe	62 The Parade, Norwood SA 5067	13.12.2007
Georgiou, Kristan Michael	2 Elm Grove, Lobethal SA 5241	19.6.2016
Gilbert, Peter Mark	7 Seaview Avenue, Middleton, SA 5213	8.9.1994
Gluis, Joel Mark	PO Box 182, Aldinga Beach SA 5173	17.3.2011
Goodwin, Daniel Lee	62 The Parade, Norwood SA 5067	16.11.2023
Grear, Michael Stuart	24b Willunga Street, Eden Hills SA 5050	1.1.1992
Harmer, Michael William	4 Tay Road, Woodforde SA 5072	18.11.2010
Heinrich, Chad Anthony	17B Whiteleaf Crescent, Glengowrie SA 5044	16.8.2018
Henley, John Edward	PO Box 2099, Magill North SA 5072	12.10.1989
Hillyard, Tyson Peter	62 The Parade, Norwood SA 5067	15.11.2012
Holland, Damian John	62 The Parade, Norwood SA 5067	1.12.2016
Hordacre, Glenn Ian	62 The Parade, Norwood SA 5067	12.11.1992
Hughes, James Edward	23 Sydenham Road, Norwood SA 5067	20.4.2023
Hynes, Matthew David	Level 1, 1 Tonsley Boulevard, Tonsley SA 5042	20.5.2004
Janke, Curtis Alexander	87A Sydney Street, Glenside SA 5064	16. 1.2025
Jeanes, Peter Ian	4/44 Ningana Avenue, Kings Park SA 5034	3.2.1982
Jeffrey, Thomas Samuel	325 Port Road Hindmarsh SA 5007	18.6.2013
Jericho, David Allan	48 Lawrence Street, Kadina SA 5554	11.3.1993
Johnson, Timothy Luke	62 The Parade, Norwood SA 5067	16.11.2023
Klau, Timothy David	7 Bunker Court, Port Hughes SA 5558	18.5.2006
Klitscher, Simon Martin	PO Box 226, Brooklyn Park SA 5032	15.6.2000
Kruimel, Daniel Nigel	1323 Elati Street, Denver, Colorado USA	22.4.2010
Lambis, Haralambos Michael	PO Box 358, Prospect SA 5082	21.4.2005
Langman, James Stephen	62 The Parade, Norwood SA 5067	18.3.2010
Leaker, Martin John	24 Richardson Avenue, Glenelg North SA 5045	11.10.1994
Leith, Grantley David	PO Box 811, St Agnes SA 5097	10.5.1990
Liebelt, Michael John	6 Graves Street, Kadina SA 5554	11.6.1992
Light, Brenton Andrew	51 Bettes Road, Ward Hill SA 5522	21.1.2021
Linsell, John Thomas	GPO Box 1815, Adelaide SA 5001	20.8.2009
Lock, Michael Grant	87 Springbank Road, Clapham SA 5062	13.2.1986
Mann, Grant Glenn	7 Kirby Street, Encounter Bay SA 5211	11.3.1993
Mattsson, Jeffrey Ian	10 Braeside Avenue, Seacombe Heights SA 5047	10.11.1985
Millett, Christopher John	124 South Terrace, Adelaide SA 5000	1.1.1992

Licensed Surveyor's Name	Licensed Surveyor's Address	Date of Licence
Neale, Graeme Edward	27 Dover Street, Malvern SA 5061	15.5.1980
Nietschke, Michael Dean	62 The Parade, Norwood SA 5067	16.10.1997
North, Ashley Linton	178 Main Road, McLaren Vale SA 5171	20.8.2009
Paull, Gregory John	GPO Box 1815, Adelaide SA 5001	21.3.2013
Pennino, Damiano	PO Box 917, Salisbury SA 5108	20.6.2013
Petrilli, Kevin John	64 Gladstone Road, North Brighton SA 5048	19.7.1990
Phillips, Perry Mark	2/110 Victoria Street, Victor Harbor SA 5211	13.12.1984
Pittman, Mark Roger	Level 2/124 South Terrace, Adelaide SA 5000	21.8.1997
Pohl, Henry Michael	23 Sydenham Road, Norwood SA 5067	31.3.1983
Rea, Franco	62 The Parade, Norwood SA 5067	15.6.2000
Reddy, Max Charles	178 Main Road, McLaren Vale SA 5171	16.6.2022
Richardson, Brett John	7 First Avenue, Tanunda SA 5352	17.3.2011
Rigon, Dario	19 Bankside Drive, Old Reynella SA 5161	10.3.1998
Ryan, Kane Benjamin	78 Goodwood Road, Wayville SA 5034	18.3.2010
Sayer, Max Alfred Michael	5 Abilene Close, Wynn Vale SA 5127	12.10.1989
Seskis, Samuel Thomas	62 The Parade, Norwood SA 5067	16.6.2015
Severns, Neil Robert	26 Premier Court, Warana QLD 4575	23.2.2023
Shepherd, Ben Christopher	62 The Parade, Norwood SA 5067	21.4.2016
Sibly, Timothy Ian Reeves	PO Box 26, Marleston DC SA 5033	17.10.2024
Slape, Bradley James	GPO Box 1815, Adelaide SA 5001	20.4.2006
Stockley, Nathan James	62 The Parade, Norwood SA 5067	17.2.2021
Struthers, David Barrie	PO Box 1284, Strathalbyn SA 5255	16.4.2015
Summers, Clayton Myles—Non-Practicing	9 St Georges Street, Willunga SA 5172	12.6.1986
Switell, Michael Terrence	189 Ninth Street, Mildura, VIC 3500	20.2.2025
Thorley, Beau	62 The Parade, Norwood SA 5067	17.11.2011
Townsend, Steven James	8 Beaver Court, Port Lincoln SA 5606	18.8.2005
Tripodi, Alfredo	10 Paula Street, Athelstone SA 5076	15.3.2007
Tucker, Nelson Lionel	62 The Parade, Norwood SA 5067	21.3.2024
Tucker, Paul	PO Box 445, Edithburgh SA 5583	31.5.1973
Turner, George Joseph—Non-Practicing	21 Nish Street, Echuca VIC 3564	19.5.2011
van Senden, Geoffrey Clifton	11 Chapel Street, Strathalbyn SA 5255	11.10.1990
Waye, Rowan Samuel	62 The Parade, Norwood SA 5067	19.6.2016
Weston, David Arthur Giles	78 Castle Street, Parkside SA 5063	12.3.1992
Whitford, Mark Kenneth	4 Wycliff Street, Fullarton SA 5063	21.11.2013
Wiggins, Adam Michael	2 Cardinal Street, St Clair SA 5011	16.6.2015
Williams, Mark Antony Peter	62 The Parade, Norwood SA 5067	17.6.2004
Window, Ashley Greg	362 Magill Road, Kensington Park SA 5068	13.3.2008
Wood, Adam Browning	24 Hakea Avenue, Athelstone SA 5076	17.8.2006

## LIST OF REGISTERED SURVEYORS

Registered Surveyor's Name	Registered Surveyor's Address	Date of Registration
Chemny, Luke Vasyi	62 The Parade, Norwood SA 5067	19.3.2020
McFarlane, John Alexander	62 The Parade, Norwood SA 5067	19.7.2007
Pickett, Richard Bruce	3A Fuller Street, Parkside SA 5063	1.1.2000
Walker, Graham	Flinders University Bedford Park SA 5042	5.12.2019

Dated: 7 August 2025

J. M. ODDY  
Registrar

UNIFORM CIVIL RULES 2020 (SA)  
SUPREME COURT OF SOUTH AUSTRALIA  
*Notice Pursuant to Rule 263.7(4)*

Pursuant to Rule 263.7(4) of the *Uniform Civil Rules 2020* (SA), I give notice that on Monday 28 July 2025, the Supreme Court appointed the following persons as Senior Counsel:

- POWELL, Jeffrey Alvin
- POWELL, Jane Kisandra
- EVANS, Scott Alexander
- BULLOCK, Thomas Paul
- BESANKO, Thomas Andrew
- WILLIAMS, Robert Douglas

Dated: 28 July 2025

THE HONOURABLE JUSTICE MARK LIVESEY  
Acting Chief Justice  
Supreme Court of South Australia

## LOCAL GOVERNMENT INSTRUMENTS

### PORT AUGUSTA CITY COUNCIL

#### *Adoption of Aerodrome Fees*

Notice is hereby given pursuant to the *Aerodrome Fees Act 1998*, that the Port Augusta City Council, at its meeting held on 8 July 2025, adopted the following fees for the Port Augusta Laurie Wallis Aerodrome, effective from the date of this notice:

- Aircraft Landing Fee (Inc GST)—per ton:
  - Up to 3T: \$12.25
  - 3T to 15T: \$16.90
  - Over 15T: \$18.65
- Passenger Charge (per passenger Inc GST):
  - Charter \$15.60
  - Regular Public Transport \$7.45
- Helicopter Landing Fee (Inc GST) \$19.20
- Ground Lease Annual Fee \$1,500 plus rates and utilities
- Lease Holder Annual Landing Fee—per aircraft (aircraft < 3000kg) (inc GST) \$520
- Terminal Hire Fee (Inc GST) per day \$480
- Long Term Car Park Access:
  - Per year \$390
  - Per month \$160
  - Per week \$55
  - Card re-issue \$22

Dated: 7 August 2025

MELISSA KRETSCHMER  
Acting Chief Executive Officer

### CITY OF UNLEY

#### *Proposed Road Closure—Roberts Street, Unley*

In accordance with Section 10 of the *Roads (Opening and Closing) Act 1991*, notice is hereby given that the Corporation of the City of Unley proposes to make a Road Process Order to close the following road: In the Hundred of Adelaide being an irregularly-shaped portion of Roberts Street, Unley generally situate adjoining the north-eastern boundary of Allotment 243 in Filed Plan 12868 and being portions of Allotment 101 in Deposited Plan 125902 and Allotment 259 in Filed Plan 12868, marked 'A' on Preliminary Plan 25/0019.

It is proposed that the portion of road to be closed marked 'A' be transferred to P & CL Van Diermen and merged with said Allotment 243 in Filed Plan 12868.

A preliminary plan of the proposal, and a statement are available for public inspection at the City of Unley Council office, 181 Unley Road, Unley SA 5061 between the hours of 8.30am and 5.00pm, Monday to Friday or at the Adelaide office of the Surveyor-General during normal office hours.

Any person may object to the proposal (and any adjoining landowner or other person substantially affected by the proposed road closure may apply for an easement relative to the closure). Such objection (or application for an easement) must be made in writing to the Corporation of City of Unley within 28 days of the date of this notice. If a submission is made, the Corporation of the City of Unley is required to give notice of at the time and place at which a meeting will be held to consider the matter, so that the person making the submission (or a representative) may attend to support the submission, if desired. Any submission must set out the full name and address of the person making the submission, and must be fully supported by reasons (and any application for the grant of an easement must give full particulars of the nature and location of the easement and, where made by a person as the owner of adjoining or nearby land, specify the land to which the easement is to be annexed). A copy of the submission must be forwarded to the Surveyor-General at Adelaide.

Dated: 7 August 2025

PETER TSOKAS  
Chief Executive Officer

PP/25/0019

### TOWN OF GAWLER

#### *Assigning Road Name*

Notice is hereby given that, at its meeting on 23 June 2025, The Town of Gawler resolved that, pursuant to Section 219(1) of the *Local Government Act 1999*, the private road contained in Community Plan C43374 held in Certificate of Title Volume 6304 Folio 626 be named Quarry View Drive.

Dated: 7 August 2025

C. COWLEY  
Chief Executive Officer

## BERRI BARMERA COUNCIL

*Adoption of Valuations and Declaration of Rates 2025-2026*

Notice is given that at a meeting of the Council held on Tuesday 22 July 2025 for the year ending 30 June 2026 it was resolved:

1. To adopt the capital values provided by the Valuer-General totalling \$2,341,546,580 of which \$2,241,980,304 is in respect to rateable land.
2. To declare differential general rates in respect of all rateable land within its area varying according to its land use as follows:
  - (a) Residential .....0.4834 cents in the dollar
  - (b) Commercial—Shop, Office, Other.....0.5681 cents in the dollar
  - (c) Industry—Light, Other.....0.5681 cents in the dollar
  - (d) Primary Production .....0.4811 cents in the dollar
  - (e) Vacant Land .....0.9669 cents in the dollar
  - (f) Other .....0.6773 cents in the dollar
3. To fix a minimum amount payable by way of general rates of \$715.00.
4. To impose an annual service charge for all properties serviced by the Berri Barmera Community Wastewater Management System (effluent disposal) of:
  - \$890.00 per unit on each occupied allotment;
  - \$890.00 per unit on each vacant allotment.
5. To impose an annual service charge for all properties within the Berri Barmera District area of:
  - \$274.00 ..... 3 Bin Collection
  - \$232.00 ..... 2 Bin Collection
  - \$251.00 ..... 1 Additional Red Bin Collection
  - \$105.00 ..... 1 Additional Yellow Bin Collection
  - \$42.00 ..... 1 Additional Green Bin Collection
6. To declare a separate rate of .0155 cents in the dollar, to recover the amount payable to the Murraylands and Riverland Landscape Board, and to fix a minimum amount payable by way of this separate rate of \$5.00.

Dated: 7 August 2025

TIMOTHY PFEIFFER  
Chief Executive Officer

## COORONG DISTRICT COUNCIL

## LOCAL GOVERNMENT ACT 1999

*Exclusion of Land from Community Land Classification*

Notice is hereby given that pursuant to Section 193(4) of the *Local Government Act 1999*, the Council resolved at its meeting held on 15 April 2025, that the whole of the land comprised in Certificate of Title Volume 5350 Folio 151, Lot 104, Kulde Road, Tailem Bend, be excluded from classification as Community Land.

Dated: 7 August 2025

BRIDGET MATHER  
Chief Executive Officer

## COPPER COAST COUNCIL

## ROADS (OPENING AND CLOSING) ACT 1991

*Road Closure—Bay Road, Moonta Bay*

Notice is hereby given, pursuant to Section 10 of the *Roads (Opening and Closing) Act 1991*, that the Copper Coast Council proposes to make a Road Process Order to close and sell to the adjoining land owner the portion of the public road adjoining Allotment 675 in F198856, Hundred of Wallaroo more particularly delineated and lettered 'A' in Preliminary Plan 25/0016.

The Preliminary Plan and Statement of Persons Affected is available for public inspection at the offices of the Copper Coast Council, 51 Taylor Street, Kadina SA 5554 and the Adelaide Office of the Surveyor-General during normal office hours. The Preliminary Plan may also be viewed at [www.sa.gov.au/roadsactproposals](http://www.sa.gov.au/roadsactproposals).

Any application for easement or objection must set out the full name, address and details of the submission and must be fully supported by reasons.

The application for easement or objection must be made in writing to the Copper Coast Council, 51 Taylor Street, Kadina SA 5554 **within 28 days of this notice** and a copy must be forwarded to the Surveyor-General at GPO Box 1815, Adelaide 5001. Where an objection is made, the Council will give notification of a meeting at which the matter will be considered.

Dated: 7 August 2025

DYLAN STRONG  
Chief Executive Officer

## COPPER COAST COUNCIL

## ROADS (OPENING AND CLOSING) ACT 1991

*Road Closure—Public Road, Wallaroo*

Notice is hereby given, pursuant to Section 10 of the *Roads (Opening and Closing) Act 1991*, that the Copper Coast Council proposes to make a Road Process Order to close and sell to the adjoining land owner a portion of the public road adjoining allotment 1 in F17252, Hundred of Wallaroo more particularly delineated and lettered 'A' in Preliminary Plan 25/0015.

The Preliminary Plan and Statement of Persons Affected is available for public inspection at the offices of the Copper Coast Council, 51 Taylor Street, Kadina and the Adelaide Office of the Surveyor-General during normal office hours. The Preliminary Plan may also be viewed at [www.sa.gov.au/roadsactproposals](http://www.sa.gov.au/roadsactproposals).

Any application for easement or objection must set out the full name, address and details of the submission and must be fully supported by reasons.

The application for easement or objection must be made in writing to the Copper Coast Council, 51 Taylor Street, Kadina SA 5554 **within 28 days of this notice** and a copy must be forwarded to the Surveyor-General at GPO Box 1815, Adelaide 5001. Where an objection is made, the Council will give notification of a meeting at which the matter will be considered.

Dated: 7 August 2025

DYLAN STRONG  
Chief Executive Officer

## KANGAROO ISLAND COUNCIL

*Adoption of Valuations and Declaration of Rates 2025-2026*

Notice is hereby given that at its meeting held on 28 July 2025, and in relation to the 2025-2026 financial year, the Kangaroo Island Council in exercising of the powers contained in Chapter 10 of the *Local Government Act 1999*:

Adopted for rating purposes the Valuer-General's valuations of capital values applicable to land within the Council area totalling \$3,704,481,140.00

1. Declared differential general rates based upon the use of the land as follows:
  - 1.1 Residential: 0.2149 cents in the dollar
  - 1.2 Commercial—Shop: 0.2278 cents in the dollar
  - 1.3 Commercial—Office: 0.2278 cents in the dollar
  - 1.4 Commercial—Other: 0.2278 cents in the dollar
  - 1.5 Industrial—Light: 0.2278 cents in the dollar
  - 1.6 Industrial—Other: 0.2278 cents in the dollar
  - 1.7 Primary Production: 0.2149 cents in the dollar
  - 1.8 Vacant Land: 0.4298 cents in the dollar
  - 1.9 Other: 0.2278 cents in the dollar
2. Imposed a fixed charge of \$340.00 in respect of each separate piece of rateable land in the Council area.
3. Declared a separate rate of a fixed amount of \$93.18 per assessment on all rateable land in the Council area to recover the amount of \$487,700.00 payable to the Kangaroo Island Landscape Board.
4. Imposed annual service charges as follows:
  - 4.1 In respect of land serviced by the Council's waste management (collection and recycling) service, \$301.00 for treatment and disposal, and \$124.00 for collection.
  - 4.2 In respect of land serviced by the Community Wastewater Management system \$776.50 for occupied land and \$776.50 for vacant land within the following townships and settlement scheme areas: Kingscote and Brownlow, Parndana, Parndana East, American River and Penneshaw.
5. Determined that rates will be payable in four quarterly instalments, with instalments due on 4 September 2025, 4 December 2025, 5 March 2026 and 4 June 2026.

Dated: 29 July 2025

DARYL BUCKINGHAM  
Chief Executive Officer

## LIGHT REGIONAL COUNCIL

## LOCAL GOVERNMENT (ELECTIONS) ACT 1999

*Supplementary Election of Mayor—Election Results*

Conducted on Tuesday, 29 July 2025

Formal Ballot Papers—2951

Informal Ballot Papers—7

Quota—1476

Candidates	First Preference Votes	Elected/Excluded	Votes at Election/Exclusion
CLOSE, Bill	1144	Elected	1400
ZELLER, Simon	252	Excluded	252
PHILLIPS-RYDER, Michael Arthur	1012		1271
CHAMPION, Linda	543	Excluded	578

Dated: 7 August 2025

MICK SHERRY  
Returning Officer



## MID MURRAY COUNCIL

*Adoption of Valuation and Declaration of Rates*

Notice is hereby given that on 15 July 2025 Mid Murray Council, pursuant to the provisions of the *Local Government Act 1999*, and for the year ending 30 June 2026 made the following resolutions:

To adopt the most recent valuations of capital value made by the Valuer General for rating purposes totalling the area aggregate \$4,801,572,600 of which \$4,671,547,996 is the valuation of rateable land.

To declare differential general rates on the capital value of all rateable land within the area, varying according to the use of the land, as follows:

- (a) Residential..... 0.3775 cents in the dollar
- (b) Commercial—Shop ..... 0.3775 cents in the dollar
- (c) Commercial—Office ..... 0.3775 cents in the dollar
- (d) Commercial—Other ..... 0.3775 cents in the dollar
- (e) Industry—Light ..... 0.3775 cents in the dollar
- (f) Industry—Other ..... 0.3775 cents in the dollar
- (g) Primary Production..... 0.3398 cents in the dollar
- (h) Vacant Land ..... 0.3775 cents in the dollar
- (i) Other..... 0.3755 cents in the dollar
- (j) Marina Berths..... 0.3775 cents in the dollar

To fix a minimum amount of \$1,026.00 payable by way of general rates on rateable land within the Council area.

To declare for Regional Landscape Levy, being \$676,639, a separate rate of 0.01458 cents in the dollar, based on all rateable land in the Council's area.

To declare a Separate Rate of 37 cents per square metre for Waterfront properties (includes marina berths) and rebate of 65% for non-waterfront properties (Net 13 cents per square metre) within the Mannum Waters development. The purpose of the Separate Rate is to meet the costs incurred by Council in financing and purchasing a permanent water entitlement, to assist in meeting Council's evaporation loss obligations under the *Landscape South Australia Act 2019*.

To declare annual service charges in respect of all land to which Council provides or makes available the prescribed service of a Community Wastewater Management System in the following areas:

Big Bend area.....	\$696.00 per unit
Blanchetown area.....	\$365.00 per unit
Bolto Reserve area .....	\$564.00 per unit
Bowhill area.....	\$389.00 per unit
Brenda Park/Morphett Flat areas.....	\$462.00 per unit
Caloote Landing area .....	\$477.00 per unit
Caumamont area.....	\$458.00 per unit
Cowirra .....	\$1,141.00 per unit
Five Mile Shacks and Kia Marina areas.....	\$1,570.00 per unit
Greenways Landing area.....	\$982.00 per unit
Idyll Acres area.....	\$583.00 per unit
Julanker/Younghusband Holdings areas .....	\$842.00 per unit
Kroehn's Landing area.....	\$1,303.00 per unit
Marks Landing area .....	\$404.00 per unit
North Punyelroo area .....	\$321.00 per unit
North West Bend/Beaumonts areas.....	\$273.00 per unit
Old Teal Flat area.....	\$451.00 per unit
Pelican Point area.....	\$392.00 per unit
Pellaring Flat area .....	\$565.00 per unit
Rob Loxton Road area .....	\$277.00 per unit
Scotts Creek area .....	\$459.00 per unit
Scrubby Flat area .....	\$578.00 per unit
Seven Mile Shacks area .....	\$742.00 per unit
South Punyelroo area .....	\$420.00 per unit
Swan Reach area.....	\$542.00 per unit
Teal Flat area .....	\$405.00 per unit
The Rocks area.....	\$1,078.00 per unit
Truro area.....	\$746.00 per unit
Truro area—Aerobic Wastewater Treatment (50%) .....	\$373.00 per unit
Truro area—private pumping chamber .....	\$716.00 per unit
Walker Flat area.....	\$277.00 per unit

To declare an annual service charge in respect of all land to which Council provides the prescribed service of television transmission known as the Bowhill Multi Access Television Transmission Service of \$146.00.

To declare an annual service charge in respect of each property to which Council provides the prescribed service of the treatment or provision of water known as the Bowhill Reticulated Water Supply System:

Consumption of up to 120 kilolitres of water.....	\$256.00
All water consumed in excess of 120 kilolitres.....	40 cents per kilolitre

To declare an annual service charge for the Township Waste Collection (General Waste and Recyclables) Service of \$340.00, based upon the nature of the service, in respect of each residential property within a township to which it makes available.

To declare an annual service charge for the Rural (non-township) General Waste Collection Service of \$243.00, based upon the nature of the service, in respect of land outside of a township which has a residential or primary production land use and upon which there is a residential dwelling and to which it makes available, noting that where the service is not provided at the access point to the land, the annual service charge will be adjusted as required by Regulation 13 of the *Local Government (General) Regulations 2013*.

Dated: 7 August 2025

B. F. SCALES  
Chief Executive Officer

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DISTRICT COUNCIL OF MOUNT REMARKABLE

*Adoption of Valuations and Declaration of Rates 2025-2026*

Notice is hereby given that the District Council of Mount Remarkable at its meeting held on 28 July 2025 for the financial year ending 30 June 2026 resolved as follows:

**Adoption of Valuations**

Pursuant to Section 167(2)(a) of the *Local Government Act 1999*, adopts for the year ending 30 June 2026 adopted for rating purposes the Valuer-General's most recent capital valuations of land within the area of Council, which totals \$1,485,711,200.

**Declaration of General Rates**

Declared a general rate as follows:

A fixed charge of \$635.00 in respect to each rateable assessment.

A general rate based on the capital value of the land of 0.2021 cents in the dollar.

**Separate Rate—Regional Landscape Levy**

That pursuant to Part 5 of the *Landscape South Australia Act 2019* and Section 154 of the *Local Government Act 1999*, declared in respect of the year ending 30 June 2026 a separate rate of 0.0165 cents in the dollar of rateable land located within the area of the Council in order to recover the amount payable to the Northern and Yorke Landscape Board.

**Annual Service Charges**

1. Imposed an annual service charge for the collection, treatment and disposal of wastewater in respect of all assessments within the townships of Wilmington, Melrose, Booleroo Centre and Wirrabara to which Council makes available a Community Wastewater Management Scheme, \$605 per unit on each assessment of land.
2. Imposed an annual service charge of \$478.00 for the weekly collection and disposal of waste in a mobile garbage bin and the fortnightly collection and disposal of recyclables and green waste in a mobile garbage bin on:
  - (a) all occupied land in the defined townships of Appila, Booleroo Centre, Hammond, Melrose, Murray Town, Port Germein, Weeroona Island, Willowie, Wilmington and Wirrabara for which the service is provided or made available; and
  - (b) each section of land outside of the townships abutting the defined collection route on which a habitable dwelling exists for which the service is provided or made available, provided that the sliding scale set out in Regulation 13 of the *Local Government (General) Regulations 2013* will apply to reduce the service charge as prescribed.
3. Imposed an annual service charge of \$319.00 for each assessment of rateable and non-rateable land within the township of Weeroona Island to which Council provides or makes available the 'Weeroona Island Water Supply'.

**Payment of Rates**

Pursuant to Section 181 of the *Local Government Act 1999*, declared that all rates and annual service charges will be payable in four equal or approximately equal instalments, payable on 18 September 2025, 11 December 2025, 12 March 2026 and 11 June 2026.

Dated: 7 August 2025

M. BORGAS  
Acting Chief Executive Officer

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## DISTRICT COUNCIL OF ORROROO CARRIETON

*Adoption of Valuations and Declaration of Rates 2025-2026*

Notice is given that the Council at its meeting held on 30 July 2025, and for the year ending 30 June 2026, resolved as follows:

**Adoption of Valuations**

Adopted, for rating purposes, the most recent valuations supplied by the Valuer-General of the Capital Value of land within the Council's area totalling \$454,240,400 of which \$443,297,016 is the total Capital Value of rateable land.

**General Rates**

Declared differential general rates in the dollar based on capital values as follows:

- (a) 0.2304 cents in the dollar on rateable land in category (g) for Primary Production land
- (b) 0.3448 cents in the dollar for all other forms of land use located within the Council area

**Fixed Charge**

Declared a fixed charge of \$395.00 as a component of the general rates.

**Annual Service Charges***Waste Management Collection*

Imposed an annual services charge for waste management collection of \$405.00 to be applied to all properties to which the service is provided or is made available, with a charge of \$190.00 for each additional bin.

*Community Waste Water Scheme*

Imposed an annual service charge based on the level of usage of the service of \$1,720 per property unit in respect of all land to which the Council provides the Community Wastewater Management scheme.

**Separate Rate—Regional Landscape Levy**

Declared a separate rate of 0.009965 cents in the dollar on all rateable land within the Council area to recover the amount payable to the Regional Landscape Board.

Dated: 30 July 2025

STEPHEN RUFUS  
Chief Executive Officer

## PUBLIC NOTICES

### NATIONAL GAS LAW

#### *Notice of Draft Determination and Draft Rule*

The Australian Energy Market Commission (AEMC) gives notice under the National Gas Law as follows:

Under s 308, the making of a draft determination and related draft rule on the *Extension of the DWGM Dandenong LNG interim arrangements* (Ref. GRC0078) proposal. Written requests for a pre-determination hearing must be received by **14 August 2025**. Submissions must be received by **18 September 2025**.

Submissions can be made via the [AEMC's website](#). Before making a submission, please review the AEMC's [privacy statement](#) on its website, and consider the AEMC's [Tips for making a submission](#). The AEMC publishes all submissions on its website, subject to confidentiality.

Written requests should be sent to [submissions@aemc.gov.au](mailto:submissions@aemc.gov.au) and cite the reference in the title. Before sending a request, please review the AEMC's privacy statement on its website.

Documents referred to above are available on the [AEMC's website](#) and are available for inspection at the AEMC's office.

Australian Energy Market Commission  
Level 15, 60 Castlereagh St  
Sydney NSW 2000  
Telephone: (02) 8296 7800  
[www.aemc.gov.au](http://www.aemc.gov.au)

Dated: 7 August 2025

### TRUSTEE ACT 1936

#### PUBLIC TRUSTEE

#### *Estates of Deceased Persons*

In the matter of the estates of the undermentioned deceased persons:

ABBOTT Kathleen Moira late of 17-19 Victoria Road Clare of no occupation who died 30 December 2024  
FERGUSON James McCready late of 2 Sylvan Way Grange of no occupation who died 9 March 2025  
GRIESHABER Gustavo Arturo late of 8 Turquoise Court Aldinga Beach of no occupation who died on or about 26 October 2024  
HEYNEN Valerie late of 1 Johns Road Prospect Retired Factory Worker who died on or about 23 September 2024  
HOWIE June Lily late of 10 Township Road Marion of no occupation who died 17 May 2025  
KENDALL Carlien Olive late of 5-11 Sirius Avenue Hope Valley Retired Tailoress who died 3 February 2025  
MAUNDER Glenn Raymond late of 17 Emily Street Millicent of no occupation who died 18 November 2025  
O'NEILL Dennis late of 1A Mount Barker Road Hahndorf of no occupation who died 2 February 2025  
REID Beverly Dawn late of 6 Booth Avenue Linden Park of no occupation who died 18 February 2024  
THOMPSON-HOARE Wendy Margaret late of 209 The Golden Way Golden Grove of no occupation who died 6 March 2025  
WALKOM William Charles late of 2 Hospital Drive Streaky Bay Retired Motor Mechanic who died 18 January 2025

Notice is hereby given pursuant to the *Trustee Act 1936* (SA), the *Succession Act 2023* (SA) and the *Family Relationships Act 1975* (SA) that all creditors, beneficiaries, and other persons having claims against the said estates are required to send, in writing, to the office of Public Trustee at GPO Box 1338, Adelaide, 5001, full particulars and proof of such claims, on or before the 5 September 2025 otherwise they will be excluded from the distribution of the said estate; and notice is also hereby given that all persons indebted to the said estates are required to pay the amount of their debts to the Public Trustee or proceedings will be taken for the recovery thereof; and all persons having any property belonging to the said estates are forthwith to deliver same to the Public Trustee.

Dated: 7 August 2025

T. BRUMFIELD  
Public Trustee

# NOTICE SUBMISSION

The South Australian Government Gazette is published each Thursday afternoon.

Notices must be emailed by 4 p.m. Tuesday, the week of publication.

Submissions are formatted per the gazette style and a proof will be supplied prior to publication, along with a quote if applicable. Please allow one day for processing notices.

Alterations to the proof must be returned by 4 p.m. Wednesday.

## **Gazette notices must be submitted as Word files, in the following format:**

- Title—the governing legislation
- Subtitle—a summary of the notice content
- Body—structured text, which can include numbered lists, tables, and images
- Date—day, month, and year of authorisation
- Signature block—name, role, and department/organisation authorising the notice

## **Please provide the following information in your email:**

- Date of intended publication
- Contact details of the person responsible for the notice content
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**All instruments appearing in this gazette are to be considered official, and obeyed as such**

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