



Certificate of Title - Volume 5060 Folio 404

Parent Title(s) CT 4390/260

Creating Dealing(s) CONVERTED TITLE

Title Issued 16/01/1992 **Edition** 5 **Edition Issued** 07/05/2021

Estate Type

FEE SIMPLE

Registered Proprietor

MICHAEL JAMES MASON
 SHARNE ROCHELLE MASON
 OF 46 EDWARD BECK DRIVE SHEIDOW PARK SA 5158
 AS JOINT TENANTS

Description of Land

ALLOTMENT 191 DEPOSITED PLAN 31137
 IN THE AREA NAMED SHEIDOW PARK
 HUNDRED OF NOARLUNGA

Easements

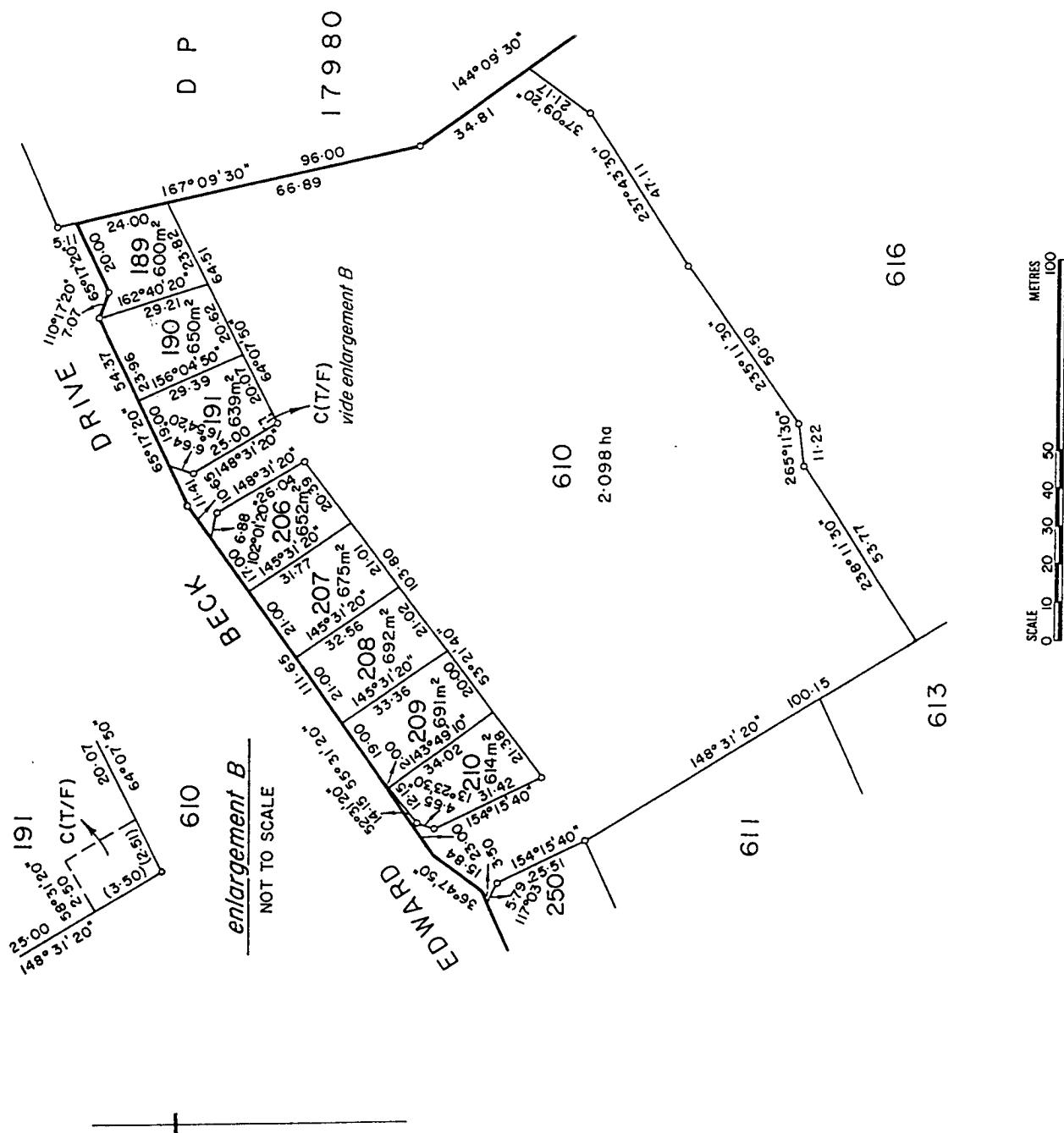
SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED C(T/F) FOR ELECTRICITY SUPPLY PURPOSES
 TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (223LG RPA)

Schedule of Dealings

Dealing Number	Description
7176809	ENCUMBRANCE TO HICKINBOTHAM FOXFIELD PTY. LTD. AND HICKINBOTHAM BANKSIA PTY. LTD. AS TENANTS IN COMMON (SINGLE COPY ONLY)
13517748	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Notations

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



Property Interest Report

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

Title Reference	CT 5060/404	Reference No. 2432255
Registered Proprietors	M J & S R*MASON	Prepared 11/01/2023 11:02
Address of Property	46 EDWARD BECK DRIVE, SHEIDOW PARK, SA 5158	
Local Govt. Authority	THE CORPORATION OF THE CITY OF MARION	
Local Govt. Address	PO BOX 21 OAKLANDS PARK SA 5046	

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

Table of Particulars

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

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

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

1. General

1.1	Mortgage of land	Refer to the Certificate of Title <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.2	Easement (whether over the land or annexed to the land)	Refer to the Certificate of Title Note--"Easement" includes rights of way and party wall rights <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.3	Restrictive covenant	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)	Refer to the Certificate of Title also Contact the vendor for these details <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title
2.	Aboriginal Heritage Act 1988	
2.1	section 9 - Registration in central archives of an Aboriginal site or object	Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title
2.2	section 24 - Directions prohibiting or restricting access to, or activities on, a site or	Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. Burial and Cremation Act 2013

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

4. Crown Rates and Taxes Recovery Act 1945

4.1 section 5 - Notice requiring payment

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

5. Development Act 1993 (repealed)

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

State Planning Commission in the Department for Trade and Investment has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

Building Fire Safety Committee in the Department for Trade and Investment has no record of any notice affecting this title

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

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
-----	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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

7. Emergency Services Funding Act 1998

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

8. Environment Protection Act 1993

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

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

16.1	Part 3 Division 1 - Assessment, improvement or demolition orders	Housing Safety Authority has no record of any notice or declaration affecting this title
16.2	section 22 - Notice to vacate premises	Housing Safety Authority has no record of any notice or declaration affecting this title
16.3	section 25 - Rent control notice	Housing Safety Authority has no record of any notice or declaration affecting this title
17. <i>Land Acquisition Act 1969</i>		
17.1	section 10 - Notice of intention to acquire	Refer to the Certificate of Title for any notice of intention to acquire also Contact the Local Government Authority for other details that might apply
18. <i>Landscape South Australia Act 2019</i>		
18.1	section 72 - Notice to pay levy in respect of costs of regional landscape board	The regional landscape board has no record of any notice affecting this title
18.2	section 78 - Notice to pay levy in respect of right to take water or taking of water	DEW has no record of any notice affecting this title
18.3	section 99 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
18.4	section 107 - Notice to rectify effects of unauthorised activity	The regional landscape board has no record of any notice affecting this title also DEW has no record of any notice affecting this title
18.5	section 108 - Notice to maintain watercourse or lake in good condition	The regional landscape board has no record of any notice affecting this title
18.6	section 109 - Notice restricting the taking of water or directing action in relation to the taking of water	DEW has no record of any notice affecting this title
18.7	section 111 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
18.8	section 112 - Permit (or condition of a permit) that remains in force	The regional landscape board has no record of any permit (that remains in force) affecting this title also DEW has no record of any permit (that remains in force) affecting this title
18.9	section 120 - Notice to take remedial or other action in relation to a well	DEW has no record of any notice affecting this title
18.10	section 135 - Water resource works approval	DEW has no record of a water resource works approval affecting this title
18.11	section 142 - Site use approval	DEW has no record of a site use approval affecting this title
18.12	section 166 - Forest water licence	DEW has no record of a forest water licence affecting this title
18.13	section 191 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
18.14	section 193 - Notice to comply with action order for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
18.15	section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
18.16	section 196 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
18.17	section 207 - Protection order to secure compliance with specified provisions of the	The regional landscape board has no record of any notice affecting this title

Act

18.18 section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act
The regional landscape board has no record of any notice affecting this title

18.19 section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act
The regional landscape board has no record of any notice affecting this title

18.20 section 215 - Orders made by ERD Court
The regional landscape board has no record of any notice affecting this title

18.21 section 219 - Management agreements
The regional landscape board has no record of any notice affecting this title

18.22 section 235 - Additional orders on conviction
The regional landscape board has no record of any notice affecting this title

19. *Land Tax Act 1936*

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

20. *Local Government Act 1934 (repealed)*

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

24.1 Mineral tenement (other than an exploration licence)
Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title

24.2 section 9AA - Notice, agreement or order to waive exemption from authorised operations
Contact the vendor for these details

24.3 section 56T(1) - Consent to a change in authorised operations
Contact the vendor for these details

24.4 section 58(a) - Agreement authorising tenement holder to enter land
Contact the vendor for these details

24.5 section 58A - Notice of intention to commence authorised operations or apply for lease or licence
Contact the vendor for these details

24.6 section 61 - Agreement or order to pay compensation for authorised operations
Contact the vendor for these details

24.7 section 75(1) - Consent relating to extractive minerals
Contact the vendor for these details

24.8 section 82(1) - Deemed consent or agreement
Contact the vendor for these details

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

25. *Native Vegetation Act 1991*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

28.1 section 23(1) - Notice of contribution payable

The Phylloxera and Grape Industry Board of South Australia has no vineyard registered against this title. However all properties with greater than 0.5 hectares of planted vines are required to be registered with the board

29. *Planning, Development and Infrastructure Act 2016*

29.1 Part 5 - Planning and Design Code

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

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

also

Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title

also

For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority

also

Contact the Local Government Authority for other details that might apply to a place of local heritage value

also

For details of declared significant trees affecting this title, contact the Local Government Authority

also

Code Amendment

Miscellaneous Technical Enhancement - proposes a series of technical amendments which aim to enhance the general performance & operation of the Planning & Design Code (the Code). It is primarily focused on addressing technical & operational elements within the Code, as opposed to changing policy intent or outcomes. For more information, refer to the 'Code Amendments' page on PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone 1800752664.

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the vendor for these details

29.4 section 140 - Notice requesting access

Contact the vendor for these details

29.5 section 141 - Order to remove or perform work

State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.6 section 142 - Notice to complete development

State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.7 section 155 - Emergency order

State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

also

		Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

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

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

31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (revoked) regulation 19 - Maintenance order (that has not been complied with)	Public Health in DHW has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

32.1 section 66 - Direction or requirement to avert spread of disease Public Health in DHW has no record of any direction or requirement affecting this title

32.2 section 92 - Notice Public Health in DHW has no record of any notice affecting this title
also
Contact the Local Government Authority for other details that might apply

32.3 *South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that continues to apply) of an approval* Public Health in DHW has no record of any condition affecting this title
also
Contact the Local Government Authority for other details that might apply

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

33.1 section 23 - Notice of contribution payable DEW has no record of any notice affecting this title

34. *Water Industry Act 2012*

34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement **An SA Water Certificate will be forwarded.**
If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950
also
The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title
also
Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.
also
Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.
also
Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.

35. *Water Resources Act 1997 (repealed)*

35.1 section 18 - Condition (that remains in force) of a permit DEW has no record of any condition affecting this title

35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy DEW has no record of any notice affecting this title

36. *Other charges*

36.1 Charge of any kind affecting the land (not included in another item) Refer to the Certificate of Title
also
Contact the vendor for these details
also
Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

The following additional information is provided for your information only.

These items are not prescribed encumbrances or other particulars prescribed under the Act.

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

PREFIX

N

7176809



(SEE NOTE 2)

2

SERIES NO.
TO BE COMPLETED BY AGENT
MAIL COPY ONLY

NOTES

1. All panels to be completed. If insufficient space us Annexure Form B1. The panel should then only contain the words "See Annexure A" (or as the case may be) attached.

2. Format 26 is to be completed by the agent The prefix C.T.C.L. etc. in the 2 panel box and the volume and folio reference in the 4 panel boxes respectively. Commence with the first digit of each reference in the left hand box and list multiple references horizontally e.g. C T 1 2 4 6 2 2

3. State whether the whole or portion only of the land comprised in the Certificate of Title. If portion only, describe precisely.

4. Insert "estate in fee simple", "estate as Crown lessee", "estate as lessee" or "estate as mortgage" (as the case may be). If lease or mortgage state registered number.

5. List encumbrances which affect the state being encumbered only.

6. If address and or occupation has changed identity as formerly

7. If tenants in common in unequal shares, then specify.

8. If an executing party is a natural person execution should "SIGNED by the encumbrancer in the presence of The witness must be a disinterested person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

9. The short form of proof is applicable where the witness is an authorised functionary.

10. The long form of proof is applicable where the witness is not an authorised functionary. His address and occupation must be stated.

00°55'

BELOW THIS LINE FOR OFFICE USE ONLY

BELOW THIS LINE FOR AGENT USE ONLY

EXAMINATION

CORRECTION		PASSED
O.D.R. No.		EXAMINER TO INITIAL
REFERRED	RETURNED	

Lodged by:
Address:

J. HADDOVANOVIC
17A HADDOVAN TCE.,
SYDNEY NSW 2009

Correction to

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH
THIS INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

1.....
2.....
3.....
4.....
5..... } Received
..... items
..... No.
..... Assessor

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

1.....
2.....
3.....
4.....
5.....

ITEM(S) DELIVERED — POSTED
IN ACCORDANCE WITH DELIVERY INSTRUCTIONS

DELIVERY INSTRUCTIONS: PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE UNDERMENTIONED AGENT(S)

*FILL OUT POSTAGE DATE ONLY IF ITEMS ARE
RETURNED BY CERTIFIED MAIL

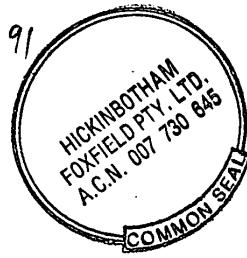
*FILL OUT POSTAL ADDRESS ONLY IF ITEMS
ARE TO BE RETURNED BY CERTIFIED MAIL

AGENT'S
INITIALS

Execution and
Attestation
(See Note 8)

DATED THIS 25th DAY OF SEPTEMBER

19 91



SIGNED BY THE SAID ENCUMBRANCEES:-

THE COMMON SEALS OF:-

HICKINBOTHAM FOXFIELD PTY. LTD.

and

HICKINBOTHAM BANKSIA PTY. LTD. were
hereunto affixed in the presence of:-

.....
Authorised Signatories for both companies

SIGNED BY THE SAID ENCUMBRANCERS:-

in the presence of:-

.....
W. S. ...

.....
H. L. ...

.....
L. M. ...

.....
R. G. M. ...

SHORT FORM OF
PROOF
(See Note 9)

Appeared before me at Murray Bridge the fifth day of September 19 91 the encumbrancer

within described, the party executing the within instrument being a person well known to me and did freely and voluntarily sign the same.

(SIGNED)

.....

Appeared before me at the day of 19 the encumbrancer

within described, the party executing the within instrument, being a person well known to me and did freely and voluntarily sign the same.

(SIGNED)

Appeared before me at the day of 19

(hereinafter referred to as "the witness"), a person known to me and of good repute, attesting witness to this instrument, and acknowledged his signature to the same, and did further declare that the encumbrancer, the party executing the same, was personally known to the witness, that the signature to the said instrument is in the handwriting of the encumbrancer and that the encumbrancer did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

(SIGNED)

Appeared before me at the day of 19

(hereinafter referred to as "the witness") a person known to me and of good repute, attesting witness to this instrument, and acknowledged his signature to the same, and did further declare that the encumbrancer, the party executing the same, was personally known to the witness, that the signature to the said instrument is in the handwriting of the encumbrancer and that the encumbrancer did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind

(SIGNED)

MEMORANDUM OF ENCUMBRANCE

Allotment 191 in Deposited Plan No. 31137 being portion of the land comprised in Certificate of Title Register Book:-

VOLUME 4369 FOLIO 834

NOW WHOLE OF THE LAND IN
G.T. VOL 43 90 FOL 260

DESCRIPTION OF LAND
(See note 3)

In fee simple

ESTATE AND INTEREST
(See note 4)

ENCUMBRANCES
(See note 5)

Nil

ENCUMBRANCER
(Full name, address
and occupation)
(See note 6)

WARREN GLENN STARR Cabinet Maker and KAY LUCY STARR Dental Nurse and LUCY MAY WYATT
Retired all of Lot 191 Edward Beck Drive Sheidow Park 5158

ENCUMBRANCEE
(Full name, address
and occupation)
(See note 7)

HICKINBOTHAM FOXFIELD PTY. LTD. and HICKINBOTHAM BANKSIA PTY. LTD. both of
105 North Terrace College Park 5069 AS TENANTS IN COMMON

IN CONSIDERATION of the transfer of the said land to the encumbrancer by the Encumbrancee or FOR VALUABLE CONSIDERATION hereby acknowledged to have been received by the encumbrancer from the Encumbrancee AND DESIRING TO render the said land available for the purposes of securing to the Encumbrancee the rent charge hereinafter mentioned and the performance and observance of the covenants on the part of the encumbrancer hereinafter contained the encumbrancer DOES HEREBY ENCUMBER the said land with the payment to the Encumbrancee of the annual sum or yearly rent charge of TEN CENTS (10c) payable (if demanded by the Encumbrancee) on the 1st day of January in each and every year commencing on the 1st day of January next after the execution hereof to the intent that the Encumbrancee shall hold the said rent charge in perpetuity for an estate fee simple AND with the performance and observance of the covenants on the part of the encumbrancer hereinafter contained PROVIDED THAT the Encumbrancee shall not demand payment of the said rent charge if and so long as the encumbrancer and his successors in title shall duly perform and observe all the covenants and other stipulations hereinafter contained (and the burden of proving such performance and observance shall lie upon the encumbrancer), but none of the foregoing provisions for or in respect of payment of the said annuity or rent charge shall in any way effect or prejudice the rights of the Encumbrancee or any other person claiming under the Encumbrancee as purchaser of any part or parts of the Development Zone to an injunction to prevent or restrain any breach of the covenants and other stipulations hereinafter contained or to damages for any such breach.

The encumbrancer for himself and his successors in title HEREBY COVENANTS with the Encumbrancee as proprietor of and with all other persons claiming under the Encumbrancee as purchasers of any part or parts of the Development Zone more particularly delineated in the plan deposited in the General Registry Office numbered 40.313.7..../or attached hereto if a plan number has not been issued (hereinafter called the Development Zone) and therein margined red (to the intent that the benefit of such covenants shall be annexed to and devolve with each and every part of the said Development Zone other than the land hereby encumber) as follows:-

1. That the said land will not be used for any purpose nor will any part of the said land be used for any purpose unless such use shall be a use contemplated by the planning regulations from time to time in force affecting the said land as being permitted (either unconditionally or subject to consent of the local Council) in an area zoned as a residential zone.

2. That notwithstanding the provisions of clause 1 hereof the said land will not be used for any purpose nor will any part of the said land be used for any purpose unless such use shall be permitted and lawful under and in accordance with the planning regulations from time to time in force and under and in accordance with the conditions of any consent given for or in respect of such by any Council or other authority under such regulations.

3. (1) That no building or structure (including a fence or wall of any nature whatsoever) will be erected or made on in or over the said land or any part thereof unless sketch plans and a schedule of materials sufficient to outline the building or structure have received the prior written approval of the Encumbrancee.

(2) That no siteworks (including fencing any excavation filling or retaining walls) will be erected made or carried out on or about the said land or any part thereof unless sketch plans sufficient to outline the works have received the prior written approval of the Encumbrancee.

(3) That no external sign or hoarding or any tank or any mast or pole of any description or television antenna or radio aerial will be erected or made on or over the said land or any part thereof on or outside any building or structure on the said land or on any part thereof without prior written approval of the Encumbrancee.

PROVIDED THAT the Encumbrancee will not unreasonably or capriciously refuse or withhold any such approval but a refusal shall not be or be deemed unreasonable or capricious if a registered architect shall have certified that the proposed works do not conform with the general standards of design and planning of the development of other lands within the Development Zone or that the proposed works are undesirable by reason of the effect they would have upon the development, appearance, health or amenities of the neighborhood or any part of it.

4. That no undue delay will be permitted by the encumbrancer to occur in the commencement or in the completion of any work approved by the Encumbrancee and no variation to such work as approved will be permitted other than in accordance with the terms of any subsequent written approval of the Encumbrancee given before such variation was commenced.

5. That the said land will not be divided.

6. The purchaser acknowledges that the subdivider may plant up to two trees on the block in any position provided such trees are not more than two meters from the front boundary of the block and which tree/trees will be nurtured and protected by the owner and occupier.

7. If the construction of a dwelling approved by the Encumbrancee in accordance with Clause 3 (1) hereof is not commenced within five calendar months from the date hereof or such further times as the Encumbrancee may advise the encumbrancer, the encumbrancer will, at the request of the Encumbrancee made within six calendar months of the expiration of the said five calendar months (or the said further time as the case may be) transfer to the Encumbrancee or its nominee twenty eight days after the date of such request (which is hereinafter referred to as "the date of transfer") an estate in fee simple in the said land subject only to this encumbrance for such price (not being less than \$ 43,450.00)

as the Encumbrancee may in its sole discretion determine and will execute a Memorandum of Transfer of the said land submitted to the encumbrancer by the Encumbrancee in a form registerable under the Real Property Act 1886 as amended and return the same to the Encumbrancee on or prior to the date of transfer together with the duplicate Certificate of Title for the said land. Rates and taxes and all other outgoings in respect of the said land will be adjusted to the date of transfer and all costs associated with the said Memorandum of Transfer shall be borne by the Encumbrancee or its nominee. The said consideration shall be payable to the encumbrancer on delivery to the Encumbrancee of the said Memorandum of Transfer and duplicate Certificate of Title for the said land.

8. (a) The encumbrancer shall not lease or transfer the said land before the expiration of twenty (20) years from the date hereof unless a dwelling approved by the Encumbrancee in accordance with Clause 3 (1) hereof has been completed upon the said land PROVIDED THAT if such a dwelling has not been so completed and the encumbrancer shall desire to transfer the said land the Encumbrancee shall have the option of re-purchasing the said land subject only to this encumbrance for the price stated in Clause 6 hereof.

(b) In such case the encumbrancer shall make an offer in writing addressed to the Encumbrancee or its nominee for the abovementioned price and such offer will remain open for acceptance for one calendar month after the date of service of the offer.

(c) If the offer is accepted the encumbrancer shall sell the said land to the Encumbrancee or its nominee upon the terms in this clause mentioned and settlement will be effected and the purchase paid in full within one calendar month from the date of acceptance in exchange for a proper registerable transfer of the said land (subject only to this encumbrance) and delivery of the duplicate Certificate of Title. Rates and taxes and all other outgoings in respect of the said land will be adjusted to the date of settlement and all costs associated with the transfer will be borne by the Encumbrancee or its nominee.

(d) The offer shall be served on the Encumbrancee by being left at or posted in a pre-paid envelope addressed to the Encumbrancee at its registered office in South Australia.

(e) Until the expiration of the said period of one month from the date of service of the offer the encumbrancer shall not be at liberty to transfer or agree to transfer the said land otherwise than in accordance with this option unless in the meantime the Encumbrancee shall in writing unconditionally decline such an offer.

(f) This clause shall not apply in the case of a transfer of the said land from the executor of the will or the administrator of the estate of the encumbrancer to a person entitled to the said land under the will or upon the intestacy of the encumbrancer.

(g) If the encumbrancer shall advertise or cause to permit the said land to be advertised for sale before a dwelling approved by the Encumbrancee in accordance with Clause 3 (1) hereof has been completed upon the said land or the Encumbrancee has declined an offer to purchase the said land pursuant to sub-clause (c) hereof the Encumbrancee shall have the option to purchase the said land at the price referred to in Clause 6 hereof on the same terms and conditions as set out in this clause, such option to be exercised by notice in writing to be forwarded to the encumbrancer at its last known address within one month of the encumbrancee becoming aware that the said land has been advertised (and a certificate under the hand of a manager or secretary or other senior officer of the Encumbrancee shall be conclusive evidence of such date) with settlement to be effected within two calendar months of the exercise of the option.

AND the encumbrancer acknowledges for himself and his successors in title that the foregoing covenants are entered into and undertaken for the purposes of the Encumbrancees scheme of development for the lands comprised in the Development Zone and that the Encumbrancee has declared and undertaken that it has required and will require from each purchaser of the lands comprised in the development zone as a condition of its sale of those lands a Memorandum of Encumbrance in the same or substantially similar form to this instrument and containing the same or substantially similar covenants and other stipulations.

PROVIDED ALWAYS THAT

1. The Encumbrancee may from time to time in its absolute discretion modify waive or release any of the covenants and other stipulations herein contained or implied.
2. The Encumbrancee may from time to time in its absolute discretion modify waive or release any of the covenants and other stipulations expressed or implied in any Memorandum of Encumbrance or other instrument whatsoever relating to any other land in the Development Zone and whether the same were entered into or imposed before or at the same time as or after the date hereof and no such modification or waiver or release shall release the encumbrancer or his successors in title from the covenants and other stipulations herein contained and implied.

In this instrument:

- (1) Unless repugnant to the context words importing any particular gender shall include all other genders and words importing the singular number shall include the plural and vice versa;
- (2) The expression "the encumbrancer" includes the registered proprietor for the time being of the said land;
- (3) If there shall be more than one person responsible hereunder as the encumbrancer or as a successor in title to the encumbrancer, the liability of all such persons shall be both joint and several.

AND subject as aforesaid the Encumbrancee shall be entitled to all the powers rights and remedies given to Encumbrancees by the Real Property Act 1886, as amended..



RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No:

2432255

ROBBINS CONVEYANCING GROUP PTY LTD
LAUREN ROBBINS
POST OFFICE BOX 70
BELAIR SA 5052

DATE OF ISSUE

11/01/2023

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME																										
15872231	M J & S R MASON																										
PROPERTY DESCRIPTION																											
46 EDWARD BECK DR / SHEIDOW PARK SA 5158 / LT 191																											
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR																							
1052986355	CT 5060/404	\$610,000.00	R4 1.000	RE 0.400																							
LEVY DETAILS:																											
<table> <tr> <td>FINANCIAL YEAR</td> <td>FIXED CHARGE</td> <td>\$</td> <td>50.00</td> </tr> <tr> <td>2022-2023</td> <td>+ VARIABLE CHARGE</td> <td>\$</td> <td>274.50</td> </tr> <tr> <td></td> <td>- REMISSION</td> <td>\$</td> <td>220.35</td> </tr> <tr> <td></td> <td>- CONCESSION</td> <td>\$</td> <td>46.00</td> </tr> <tr> <td></td> <td>+ ARREARS / - PAYMENTS</td> <td>\$</td> <td>-58.15</td> </tr> <tr> <td></td> <td>= AMOUNT PAYABLE</td> <td>\$</td> <td>0.00</td> </tr> </table>				FINANCIAL YEAR	FIXED CHARGE	\$	50.00	2022-2023	+ VARIABLE CHARGE	\$	274.50		- REMISSION	\$	220.35		- CONCESSION	\$	46.00		+ ARREARS / - PAYMENTS	\$	-58.15		= AMOUNT PAYABLE	\$	0.00
FINANCIAL YEAR	FIXED CHARGE	\$	50.00																								
2022-2023	+ VARIABLE CHARGE	\$	274.50																								
	- REMISSION	\$	220.35																								
	- CONCESSION	\$	46.00																								
	+ ARREARS / - PAYMENTS	\$	-58.15																								
	= AMOUNT PAYABLE	\$	0.00																								

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

EXPIRY DATE

11/04/2023



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

Visit: www.revenuesa.sa.gov.au
Email: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at: **OR** **By Post to:**

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No:

2432255

ROBBINS CONVEYANCING GROUP PTY LTD
LAUREN ROBBINS
POST OFFICE BOX 70
BELAIR SA 5052

DATE OF ISSUE

11/01/2023

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

OWNERSHIP NAME
M J & S R MASON

FINANCIAL YEAR
2022-2023

PROPERTY DESCRIPTION

46 EDWARD BECK DR / SHEIDOW PARK SA 5158 / LT 191

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
1052986355	CT 5060/404	\$250,000.00	0.0639 HA

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

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

Please Note:

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

ON OR BEFORE 11/04/2023



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

Visit: www.revenuesa.sa.gov.au
Email: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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



Certificate No: **100435**

Date: **17/01/2023**

Receipt No:

Reference No:

Fax No:

PO Box 21, Oaklands Park
South Australia 5046

245 Sturt Road, Sturt
South Australia 5047

Robbins Conveyancing
PO Box 70
BELAIR SA 5052

T (08) 8375 6600
F (08) 8375 6699
E council@marion.sa.gov.au

CERTIFICATE

Section 187 of the Local Government Act

Assessment Number: **402016**

Valuer General No.: **1052986355**

Property Description: **LOT: 191 DP: 31137 CT: 5060/404**

Property Address: **46 Edward Beck Drive SHEIDOW PARK 5158**

Owner: **M J & S R Mason**

Additional Information:

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

Rates/Natural Resources Levy:	Total
Rates for the current year (includes Natural Resources Levy)	\$1,710.56
Overdue/Arrears	-\$404.00
Interest	\$8.54
Adjustments	-\$0.05
Legal Fees	\$0.00
Less Payments Received	-\$452.55
Less Capping Rebate (if applicable)	\$0.00
Less Council Rebate	\$0.00
Debtor: Monies outstanding (which are a charge on the land) in addition to Rates due	
	Total Outstanding \$862.50

Please be advised: The first instalment is due **1st September 2022** with four quarterly instalments falling due on 01/09/2022, 01/12/2022, 01/03/2023 and 01/06/2023. Fines will be added to any current amount not paid by the due date (at the rate prescribed in the Local Government Act 1999).

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

BPAY Details for Council Rates:

Biller Code: **9613**

Reference Number: **Assessment Number as above**

CERTIFICATE

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



Robbins Conveyancing
PO Box 70
BELAIR SA 5052

Assessment No: 402016
Certificate of Title: LOT: 191 DP: 31137 CT: 5060/404
Property Address: 46 Edward Beck Drive SHEIDOW PARK 5158
Owner: M J & S R Mason

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

Development Act 1993 (repealed)	
section 42—Condition (that continues to apply) of a development authorisation?	Nil
section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	Nil
section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	Nil
section 55—Order to remove or perform work	Nil
section 56—Notice to complete development	Nil
section 57—Land management agreement	Nil
section 69—Emergency order	Nil
section 71—Fire safety notice	Nil
section 84—Enforcement notice	Nil
section 85(6), 85(10) or 106—Enforcement order	Nil
Part 11 Division 2—Proceedings	Nil
Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?
	Yes. Miscellaneous Technical Enhancement Code Amendment Code Amendments PlanSA
	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?
section 127—Condition (that continues to apply) of a development authorisation	
section 192 or 193—Land management agreement	
section 141—Order to remove or perform work	Nil
section 142—Notice to complete development	Nil
section 155—Emergency order	Nil
section 157—Fire safety notice	Nil
section 198(1)—Requirement to vest land in a council or the Crown to be held as open space	Nil
section 198(2)—Agreement to vest land in a council or the Crown to be held as open space	Nil
Part 16 Division 1—Proceedings	Nil
section 213—Enforcement notice	Nil
section 214(6), 214(10) or 222—Enforcement order	Nil
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	Nil

Fire and Emergency Services Act 2005	
section 105F (or section 56 or 83 (repealed)—Notice to take action to prevent outbreak or spread of fire	Nil
Food Act 2001	
section 44—Improvement notice	Nil
section 46—Prohibition order	Nil
Housing Improvement Act 1940 (repealed)	
section 23—Declaration that house is undesirable or unfit for human habitation	Nil
Local Government Act 1934 (repealed)	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Local Nuisance and Litter Control Act 2016	
section 30—Nuisance or litter abatement notice	Nil
Land Acquisition Act 1969	
section 10—Notice of intention to acquire	Nil
Public and Environmental Health Act 1987 (repealed)	
Part 3—Notice	Nil
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval	Nil
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)	Nil
South Australian Public Health Act 2011	
section 92—Notice	Nil
South Australian Public Health (Wastewater) Regulations 2013 Part 4—Condition (that continues to apply) of an approval	Nil
Particulars of building indemnity insurance	
	See Attached

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

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

No

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

Note—

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

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

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



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

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

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

Sign: 

Date: 17/01/2023

Data Extract for Section 7 search purposes

Valuation ID 1052986355

Data Extract Date: 17/01/2023

Parcel ID: D31137 A191

Certificate Title: CT5060/404

Property Address: 46 EDWARD BECK DR SHEIDOW PARK SA 5158

Zones

Suburban Neighbourhood (SN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 30 metres)

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

Affordable Housing

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

Hazards (Flooding - Evidence Required)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

Is there a tree or stand of trees declared to be a significant tree or trees in the Planning and Design Code

No

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

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

Associated Development Authorisation Information

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

No

GIS Dataset

LMAS

No

Account Number 10 52986 35 5	L.T.O Reference CT5060404	Date of issue 12/1/2023	Agent No. 8199	Receipt No. 2432255
----------------------------------------	------------------------------	----------------------------	-------------------	------------------------

ROBBINS CONVEYANCING GROUP PTY LTD
PO BOX 70
BELAIR SA 5052
info@robbinsconveyancing.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: MJ & SR MASON

Location: 46 EDWARD BECK DR SHEIDOW PARK LT 191

Rating: Residential

Periodic charges

Raised in current years to 31/12/2022

Arrears as at: 30/6/2022	:	\$ 0.00
Water rates	:	141.60
Sewer rates	:	201.60
Water use	:	235.39
SA Govt concession	:	165.56CR
Recycled Water Use	:	0.00
Service Rent	:	0.00
Recycled Service Rent	:	0.00
Other charges	:	0.00
Goods and Services Tax	:	0.00
Amount paid	:	413.03CR
Balance outstanding	:	0.00

Degree of concession: 100.00% Date granted: 27/6/2022 Date terminated: 3/12/2022
Recovery action taken: FULLY PAID

Next quarterly charges: Water supply: 70.80 Sewer: 100.80 Bill: 8/2/2023

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

The last Water Use Year ended on 23/04/2022.

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

South Australian Water Corporation

Name:
MJ & SR MASON

Water & Sewer Account
Acct. No.: **10 52986 35 5**

Amount: _____

Address:
46 EDWARD BECK DR SHEIDOW PARK
LT 191

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1052986355



Biller code: 8888
Ref: 1052986355

Telephone and Internet Banking — BPAY®

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



Paying online

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



Paying by phone

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

SA Water account number: 1052986355



**Government of
South Australia**

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

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

DOMESTIC BUILDING INDEMNITY PTY. LTD.

Station Place, Hindmarsh, South Australia 5007
P.O. Box 139, Hindmarsh, S.A. 5007
Telephone: (08) 346 3862

A.C.N. 008 266 787

CERTIFICATE NUMBER D 09505

CERTIFICATE OF INSURANCE

A policy of insurance which complies with the Division III of Part V of the Builders Licensing Act 1986
has been issued by: DOMESTIC BUILDING INDEMNITY PTY. LTD. (for and on behalf of the INSURERS
named in the Policy).

In favour of: W. STARR & K.L. WYATT

In respect of: NEW HOUSE

At: LOT 191 EDWARD BECK DRIVE, SHEIDOW PARK, 5158

To be carried out by: HICKINBOTHAM GROUP

Builders Licence Number: B002982

Contract Date: 17/05/91

Dated the

31 day of May 19 91

Signed by

for and behalf of DOMESTIC BUILDING INDEMNITY PTY. LTD.
AGENTS FOR THE INSURERS NAMED IN THE POLICY.

THIS CERTIFICATE OF INSURANCE IS FOR COVER AS BELOW

S. STATUTORY COVER

1. EXTENDED BENEFITS POLICY (\$500 Excess)
2. EXTENDED BENEFITS POLICY (\$1,000 Excess)

Verified by

Client Copy White, Council Copy Yellow, Builders Copy Blue

This certificate is issued subject to any cheque tendered in payment of or
in connection with this insurance being honoured upon first presentation.