

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 5177 Folio 756

Parent Title(s) CT 5128/135

Creating Dealing(s) RTD 7657215

Title Issued 28/03/1994 Edition 10 Edition Issued 03/03/2015

## Estate Type

FEE SIMPLE

## Registered Proprietor

WAYNE ADAM HARRINGTON  
CINDY JOY HARRINGTON  
OF 1 AUGUSTA DRIVE SEAFORD RISE SA 5169  
AS JOINT TENANTS

## Description of Land

ALLOTMENT 49 DEPOSITED PLAN 39232  
IN THE AREA NAMED SEAFORD RISE  
HUNDRED OF WILLUNGA

## Easements

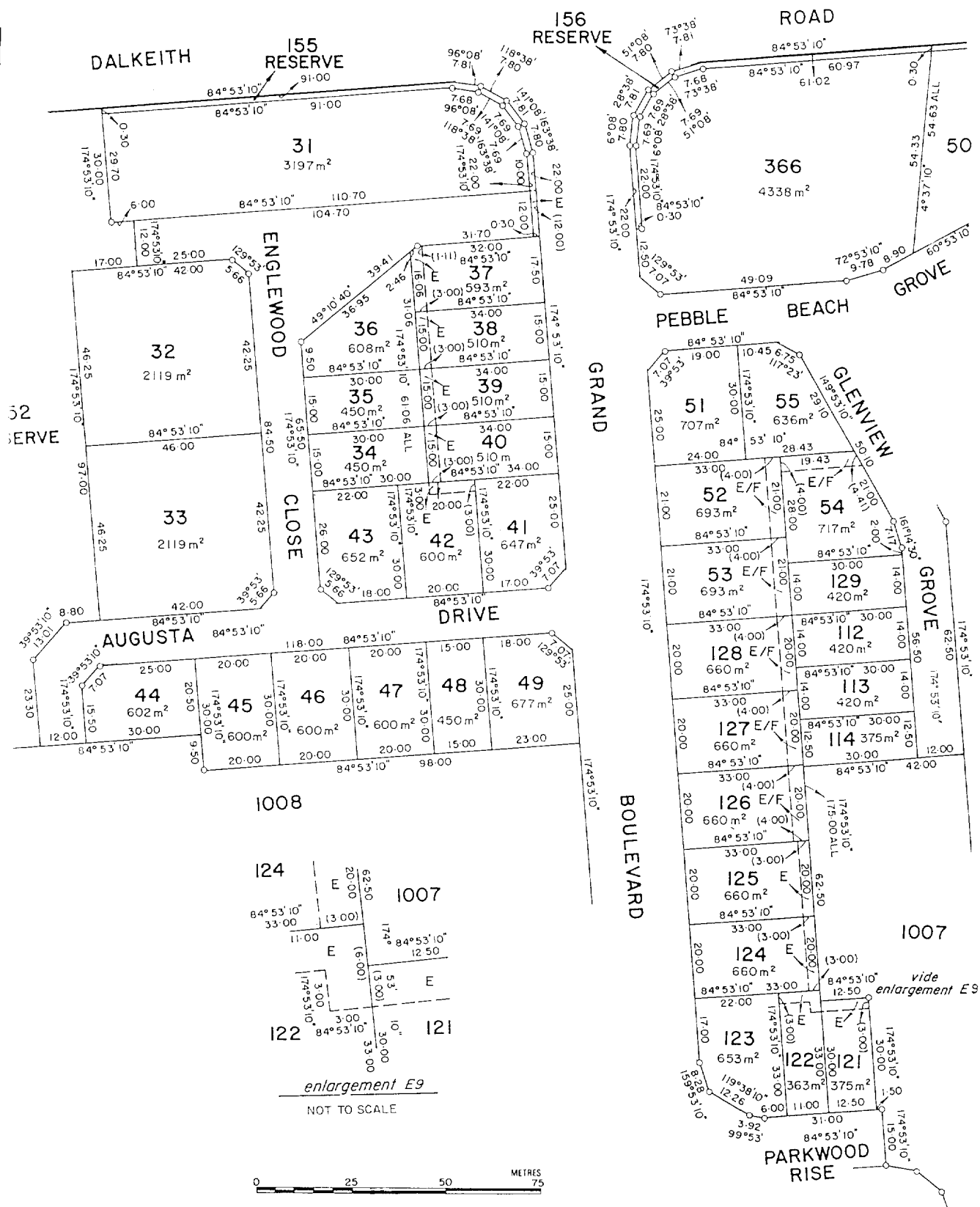
NIL

## Schedule of Dealings

| Dealing Number | Description                                                                                                                                       |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| 7936490        | ENCUMBRANCE TO SOUTH AUSTRALIAN URBAN PROJECTS AUTHORITY AND SOUTH AUSTRALIAN HOUSING TRUST AS TO THE SHARES SPECIFIED THEREIN (SINGLE COPY ONLY) |
| 12279532       | MORTGAGE TO WESTPAC BANKING CORPORATION                                                                                                           |

## Notations

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



**IMPORTANT INFORMATION REGARDING SEARCHES**

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Southgate Conveyancers  
PO Box 164  
REYNELLA SA 5161

**Attention Conveyancers**

○ **Section 187 certificate update request free of charge (One Update):**

- Penalties and interest, property charges, payments or dishonoured payments can impact account balances on a daily basis.

To assist with financial adjustments as close as practicable to the date of settlement, your **Section 187 certificate will now be valid for 90 days**. Within this period Council will offer one update request without charge. This update is to be obtained via the online portal.

It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.

**Please Note: Section 7 certificates remain valid for a 30 day period only.**

○ **BPAY biller code added to searches to enable electronic settlement of funds**

- Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to Council electronically. Please note that this is Council's preferred method payment and we request that you cease the use of cheques to affect settlement.

○ **How to advise Council of change of ownership?**

To also assist with the reduction of duplication of information being received from various agencies i.e. conveyancers and the Lands Titles Office, we are advocating that the **Purchaser's Conveyancer** to advise the change of ownership by following the below:

- If you are using e-conveyancing to affect a sale, please **only issue advice to Council if the mail service address is different to what was lodged via the transfer at the LTO**. Council's new practice is to update ownership details including the mailing address in accordance with the advice provided by the Valuer General. Council has amended this change to align with SA Water practices and to provide an improved customer experience overall.
- If lodging in person at Lands Title Office – Please send the change of ownership advice to Council via [mail@onkaparinga.sa.gov.au](mailto:mail@onkaparinga.sa.gov.au). Electronic settlement of funds is still preferred.

Yours sincerely

**City Of Onkaparinga**

Telephone (08) 8384 0666

**Certificate No: S72410/2024**

**Property Information And Particulars**

In response to an enquiry pursuant to Section 7 of the

**The Land & Business (Sale & Conveyancing) Act, 1994**

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**TO:** Southgate Conveyancers  
PO Box 164  
REYNELLA SA 5161

**DETAILS OF PROPERTY REFERRED TO:**

|                   |   |                                                        |
|-------------------|---|--------------------------------------------------------|
| ASSESSMENT NO     | : | 62991                                                  |
| VALUER GENERAL NO | : | 8654221204                                             |
| VALUATION         | : | \$640,000.00                                           |
| OWNER             | : | Mr Wayne Adam Harrington & Mrs Cindy Joy<br>Harrington |
| PROPERTY ADDRESS  | : | 1 Augusta Drive SEAFORD RISE SA 5169                   |
| VOLUME/FOLIO      | : | CT-5177/756                                            |
| LOT/PLAN NUMBER   | : | Allotment 49 Sec 354 DP 39232                          |
| WARD              | : | 01 South Coast Ward                                    |

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Listed hereafter are the *MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES* in alphabetical order of *SCHEDULE 2*, Division 1 to which Council must respond according to *TABLE 1* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

In addition, Building Indemnity Insurance details are given, if applicable, pursuant to *SCHEDULE 2*, Division 2 to which Council must respond according to *TABLE 2* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

The information provided indicates whether any prescribed encumbrances exist on the land, which has been placed/imposed by, or is for the benefit of Council.

All of the prescribed encumbrances listed herein are answered solely in respect to a statutory function or registered interest of the Council, and do not infer any response to an enquiry on behalf of other persons or authorities.

Where a prescribed encumbrance requires a dual response, as described by *TABLE 1*, of *SCHEDULE 2*, of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT, 1994*, the enquirer should also refer a like enquiry to the Department for Transport Energy and Infrastructure.

Pursuant to the provisions of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALES AND CONVEYANCING) ACT, 1994*, Council hereby provides the following information in response to your enquiries:

## INFORMATION NOTE

### CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

*The information provided in this note is additional to, and not in substitution of, any information provided in response to your request for statutory search information. The response to your request, provided with this note, does not reference changes to planning policy affecting all South Australian Councils.*

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

##### *Section 42*

Condition (that continues to apply) of a development authorisation

YES

|                    |                    |
|--------------------|--------------------|
| Application Number | 145/1885/2000      |
| Description        | Detached dwelling. |
| Decision           | Approved           |
| Decision Date      | 05 July 2000       |

##### Development Plan Consent Conditions

1. All development shall be completed in accordance with the plan(s) and documents submitted with and forming part of the development application except where varied by the following condition(s).
2. The front setback area (between the front property boundary and front of the house) shall be planted with suitable trees, shrubs, lawn and/or ground cover. Such landscaping shall be completed within 6 months of the occupation of the dwelling and maintained in good condition at all times.
3. All stormwater drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or in the opinion of Council detrimentally affect structures on this site or any adjoining land.
4. All goods, refuse and packaging material generated by the development and/or use of the subject site shall be stored in suitable receptacles within the premises or suitable secure receptacles located within areas set aside exclusively for outdoor storage on the subject site.

##### Building Rules Consent Conditions

1. The water closet door to the fully enclosed sanitary compartment shall open outwards, slide or be easily removed from the outside of the compartment in the event of an emergency. (BCA Part 2.4.3 / Part 3.8.3)
2. The retaining wall shall be constructed on the boundary as surveyed with no part of the retaining wall encroaching beyond the boundary.

|                    |               |
|--------------------|---------------|
| Application Number | 145/2195/2001 |
| Description        | Garage        |
| Decision           | Approved      |
| Decision Date      | 27 July 2001  |

##### Development Plan Consent Conditions

1. All development shall be completed in accordance with the plan(s) and documents submitted with and forming part of the development application except where varied by the following condition(s).
2. All stormwater drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or in the opinion of Council detrimentally affect structures on this site or any adjoining land.
3. The garage shall be colour coated or painted a suitable low reflective earthy colour within 6 months of erection.
4. A screen of additional shrubs and trees shall be planted surrounding the ..... so as to reduce the visual prominence when viewed from the surrounding locality.
5. The building shall not be used for any commercial purposes other than those which constitute a Home Activity as defined by Schedule 1 of the Development Regulations.

##### Building Rules Consent Conditions

1. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a Council approved storm water drainage system.

|                    |                 |
|--------------------|-----------------|
| Application Number | 145/4130/2004   |
| Description        | swimming pool   |
| Decision           | Approved        |
| Decision Date      | 18 January 2005 |

#### Development Plan Consent Conditions

1. All development shall be completed in accordance with the plan(s) and documents submitted with and forming part of the development application except where varied by the following condition(s).
2. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
  - prevent silt run-off from the land to adjoining properties, roads and drains;
  - control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent land;
  - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
  - ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure; and
  - ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.

#### Building Rules Consent Conditions

1. Back flush water from the pool shall be piped to the sewer, common effluent connection or other approved methods of disposal. Consequently, back flush water from the pool shall not be pumped into Councils stormwater system or a septic system on the subject site.
2. A swimming pool water recirculation and filtration system must comply with AS 1926.3 and have at least two pump intakes not less than 800mm apart.
3. Windows and doors that open into the fenced area around the pool to be fitted with child proof locks in accordance with Part 3.9.3 (swimming pool access) BCA 1996.

|                    |                  |
|--------------------|------------------|
| Application Number | 145/4432/2009    |
| Description        | Pergola          |
| Decision           | Approved         |
| Decision Date      | 30 November 2009 |

#### Building Rules Consent Conditions

1. The proposed structure shall not be enclosed at any time without the prior consent of Council.
2. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a Council approved storm water drainage system.
3. The structure shall be constructed in accordance with the manufacturers certified design for the relevant wind speed, and shall be securely braced and tied down to the footings.
4. No part of the structure shall encroach beyond the surveyed boundary.

### **Planning Act 1982 (repealed)**

|                                                                    |    |
|--------------------------------------------------------------------|----|
| Condition (that continues to apply) of a development authorisation | NO |
|--------------------------------------------------------------------|----|

### **Building Act 1971 (repealed)**

|                                                                    |    |
|--------------------------------------------------------------------|----|
| Condition (that continues to apply) of a development authorisation | NO |
|--------------------------------------------------------------------|----|

### **Planning and Development Act 1966 (repealed)**

|                                                                    |    |
|--------------------------------------------------------------------|----|
| Condition (that continues to apply) of a development authorisation | NO |
|--------------------------------------------------------------------|----|

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

### *Part 5 – Planning and Design Code*

#### **Zones**

General Neighbourhood (GN)

## Subzones

NO

### Zoning overlays

#### Overlays

##### **Affordable Housing**

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

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

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

##### **Native Vegetation**

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

##### **Prescribed Water Resources Area**

The Prescribed Water Resources Area Overlay seeks to ensure the sustainable use of water in prescribed water resource areas.

##### **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 designated State Heritage Place/Area?

NO

Is the land designated as a Local Heritage Place?

NO

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

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

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

*Council does not have trees listed in Part 10 - Significant Trees of the Planning and Design Code. However, there may be regulated or significant tree(s) on the site as defined by the Planning and Code that would require approval for maintenance pruning or removal.*

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/>

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?

*The Property Interest Report available through [Land Services SA](#) provides information necessary for Conveyancers to complete the Vendor's Statement.*

Note - For further information about the Planning and Design Code visit <https://code.plan.sa.gov.au>

#### Section 127

Condition (that continues to apply) of a development authorisation

NO

## **Part 2—Items to be included if land affected**

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

#### *Section 50(1)*

Requirement to vest land in council to be held as open space

NO

#### *Section 50(2)*

Agreement to vest land in council to be held as open space

NO

#### *Section 55*

Order to remove or perform work

NO

#### *Section 56*

Notice to complete development

NO

#### *Section 57*

Land management agreement

NO

#### *Section 69*

Emergency order

NO

#### *Section 71 (only)*

Fire safety notice

NO

#### *Section 84*

Enforcement notice

NO

#### *Section 85(6), 85(10) or 106*

Enforcement Order

NO

#### *Part 11 Division 2*

Proceedings

NO

### **Fire and Emergency Services Act 2005**

#### *Section 105F (or section 56 or 83 (repealed))*

Notice

NO

#### *Section 56 (repealed)*

Notice issued

NO

### **Food Act 2001**

#### *Section 44*

Improvement notice *issued against the land*

NO

#### *Section 46*

Prohibition order

NO

### **Housing Improvement Act 1940 (repealed)**

#### *Section 23*

Declaration that house is undesirable or unfit for human habitation

NO

### **Land Acquisition Act 1969**

#### *Section 10*

Notice of intention to acquire

NO

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

*Notice, order, declaration, charge, claim or demand given or made under the Act* NO

## **Local Government Act 1999**

*Notice, order, declaration, charge, claim or demand given or made under the Act* NO

Refer to separate attachment for Rates and Charges

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

### *Section 30*

Nuisance or litter abatement notice issued against the land NO

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

### *Section 139*

Notice of proposed work and notice may require access NO

### *Section 140*

Notice requesting access NO

### *Section 141*

Order to remove or perform work NO

### *Section 142*

Notice to complete development NO

### *Section 155*

Emergency order NO

### *Section 157*

Fire safety notice NO

### *Section 192 or 193*

Land Management Agreements NO

### *Section 198(1)*

Requirement to vest land in a council or the Crown to be held as open space NO

### *Section 198(2)*

Agreement to vest land in a council or the Crown to be held as open space NO

### *Part 16 - Division 1*

Proceedings NO

### *Section 213*

Enforcement notice NO

### *Section 214(6), 214(10) or 222*

Enforcement order NO

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

### *Part 3*

Notice NO

*Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked*

Part 2 – Condition (that continues to apply) of an approval

|                                                                                 |    |
|---------------------------------------------------------------------------------|----|
| <i>Public and Environmental Health (Waste Control) Regulations 2010 revoked</i> | NO |
| Regulation 19 - Maintenance order (that has not been complied with)             | NO |

## **South Australian Public Health Act 2011**

### *Section 92*

|        |    |
|--------|----|
| Notice | NO |
|--------|----|

### *South Australian Public Health (Wastewater) Regulations 2013*

|                                                             |    |
|-------------------------------------------------------------|----|
| Part 4 – Condition (that continues to apply) of an approval | NO |
|-------------------------------------------------------------|----|

## **Particulars of building indemnity insurance**

|                                                                                          |    |
|------------------------------------------------------------------------------------------|----|
| Details of Building Indemnity Insurance still in existence for building work on the land | NO |
|------------------------------------------------------------------------------------------|----|

## **Particulars relating to environment protection**

### *Further information held by council*

|                                                                         |    |
|-------------------------------------------------------------------------|----|
| Does the council hold details of any development approvals relating to: | NO |
|-------------------------------------------------------------------------|----|

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

### **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 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.

## **General**

### *Easement*

|                                                                                                                                                                                                                               |    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| Does a drainage easement exist? – Refer to Certificate of Title of subdivision plans (ie Deposited Plans, Community Plans, File Plans etc) for details of easements in the interests of other State Departments or Agencies). | NO |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|

|                                                    |    |
|----------------------------------------------------|----|
| Are you aware of any encroachment on the easement? | NO |
|----------------------------------------------------|----|

### *Lease, agreement for lease, tenancy agreement or licence*

|                                                                                                                                                                               |    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| (The information does not include the information about sublease or subtenancy. The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.) | NO |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|

|               |    |
|---------------|----|
| <i>Caveat</i> | NO |
|---------------|----|

## **Other**

|                                                                              |    |
|------------------------------------------------------------------------------|----|
| <i>Charge for any kind affecting the land (not included in another item)</i> | NO |
|------------------------------------------------------------------------------|----|

**PLEASE NOTE:**

*The information provided is as required by The Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.*

This statement is made the 05 August 2024

A handwritten signature in black ink, appearing to read 'Emma Moyle'.

Emma Moyle  
**Coordinator Development Support**  
**AUTHORISED OFFICER**

T: (08) 8384 0666  
E: [mail@onkaparinga.sa.gov.au](mailto:mail@onkaparinga.sa.gov.au)

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**LOCAL GOVERNMENT RATES SEARCH**

**TO:** Southgate Conveyancers  
PO Box 164  
REYNELLA SA 5161

06 August 2024

**DETAILS OF PROPERTY REFERRED TO:**

Property ID : 56191  
Valuer General No : 8654221204  
Valuation : \$640,000.00  
Owner : Mr Wayne Adam Harrington & Mrs Cindy Joy Harrington  
Property Address : 1 Augusta Drive SEAFORD RISE SA 5169  
Volumn/Folio : CT-5177/756  
Lot/Plan No : Allotment 49 Sec 354 DP 39232  
Ward : 01 South Coast Ward

Pursuant to Section 187 of the Local Government Act 1999, I certify that the following amounts are due and payable in respect of and are a charge against the above property.

|                                                                                                        |           |
|--------------------------------------------------------------------------------------------------------|-----------|
| Rates balance (as of 30 Jun 2024) and/or Block Clearing Charges                                        | -\$581.80 |
| Postponed Amount in Arrears (if applicable monthly interest of 0.58750%)                               | \$0.00    |
| Fines (2%) and interest on arrears charged from previous financial year (monthly interest of 0.75416%) | \$0.00    |

**Rates for the current 2024-2025 Financial Year applicable from 01 July 2024:**

|                                     |                   |
|-------------------------------------|-------------------|
| <b>Total Rates Levied 2024-2025</b> | <b>\$2,014.66</b> |
|-------------------------------------|-------------------|

If the quarterly payments are not received by the due date, a 2% fine will be added to that amount with interest added of 0.7625% on the first working day of each month following, until the total amount overdue is paid.

|                                                                                                                                                      |            |
|------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Less Council Rebate. The Council Rebate ceases on sale and a pro-rata calculation will apply to the date of sale                                     | \$0.00     |
| Less Council Capping Rebate                                                                                                                          | \$0.00     |
| Fines and interest charged in the current financial year (2% fine when rates first become overdue and 0.7625% interest applied per month thereafter) | \$0.00     |
| Postponed Interest (0.59583% per month on total of postponed rates and interest)                                                                     | \$0.00     |
| Less paid current financial year                                                                                                                     | -\$210.00  |
| Overpayment                                                                                                                                          | \$0.00     |
| Legal Fees (current)                                                                                                                                 | \$0.00     |
| Legal Fees (arrears)                                                                                                                                 | \$0.00     |
| Refunds, Rates Remitted, Small Balance Adjustments or Rate Capping Rebate                                                                            | \$0.00     |
| Balance - rates and other monies due and payable                                                                                                     | \$1,222.86 |
| Property Related Debts                                                                                                                               | \$0.00     |

**BPAY Biller Code:** 421503  
**Ref:** 1082890561912

|                      |                   |
|----------------------|-------------------|
| <b>TOTAL BALANCE</b> | <b>\$1,222.86</b> |
|----------------------|-------------------|

**AUTHORISED OFFICER**  
Haylie Thomas

This statement is made the 06 August 2024

# Property Interest Report

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

|                        |                                        |                           |
|------------------------|----------------------------------------|---------------------------|
| Title Reference        | CT 5177/756                            | Reference No. 2593720     |
| Registered Proprietors | W A & C J*HARRINGTON                   | Prepared 05/08/2024 11:51 |
| Address of Property    | 1 AUGUSTA DRIVE, SEAFORD RISE, SA 5169 |                           |
| Local Govt. Authority  | CITY OF ONKAPARINGA                    |                           |
| Local Govt. Address    | PO BOX 1 NOARLUNGA CENTRE SA 5168      |                           |

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

## Table of Particulars

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

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

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

### 1. General

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

### 2. Aboriginal Heritage Act 1988

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

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

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

## 6. Repealed Act conditions

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

## 7. Emergency Services Funding Act 1998

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

## 8. Environment Protection Act 1993

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

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

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

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

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

## **18. *Landscape South Australia Act 2019***

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

Act

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

## **19. *Land Tax Act 1936***

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

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

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

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

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

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

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

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

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

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

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

|                                                                                |                                                                                                                                  |                                                                                                                        |
|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| 24.9                                                                           | Proclamation with respect to a private mine                                                                                      | Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title        |
| <b>25. <i>Native Vegetation Act 1991</i></b>                                   |                                                                                                                                  |                                                                                                                        |
| 25.1                                                                           | Part 4 Division 1 - Heritage agreement                                                                                           | DEW Native Vegetation has no record of any agreement affecting this title<br>also<br>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<br>also<br>Refer to the Certificate of Title |
| 25.3                                                                           | section 25D - Management agreement                                                                                               | DEW Native Vegetation has no record of any agreement affecting this title<br>also<br>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                                   |
| <b>26. <i>Natural Resources Management Act 2004 (repealed)</i></b>             |                                                                                                                                  |                                                                                                                        |
| 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                                   |
| <b>27. <i>Outback Communities (Administration and Management) Act 2009</i></b> |                                                                                                                                  |                                                                                                                        |
| 27.1                                                                           | section 21 - Notice of levy or contribution payable                                                                              | Outback Communities Authority has no record affecting this title                                                       |

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

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

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

- 29.1 Part 5 - Planning and Design Code  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- Code Amendment**
- Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone PlanSA on 1800752664.**
- Code Amendment**
- Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).**
- Code Amendment**
- Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations) or phone PlanSA on 1800752664.**
- 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 Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and
- Contact the vendor for these details

notice may require access

- |       |                                                                                              |                                                                                                                                                                                                                                                         |
|-------|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 29.4  | section 140 - Notice requesting access                                                       | Contact the vendor for these details                                                                                                                                                                                                                    |
| 29.5  | section 141 - Order to remove or perform work                                                | State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply                    |
| 29.6  | section 142 - Notice to complete development                                                 | State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply                    |
| 29.7  | section 155 - Emergency order                                                                | State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply                    |
| 29.8  | section 157 - Fire safety notice                                                             | Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply               |
| 29.9  | section 192 or 193 - Land management agreement                                               | Refer to the Certificate of Title                                                                                                                                                                                                                       |
| 29.10 | section 198(1) - Requirement to vest land in a council or the Crown to be held as open space | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 29.11 | section 198(2) - Agreement to vest land in a council or the Crown to be held as open space   | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>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<br><br>also<br><br>Contact the vendor for other details that might apply                                                                                                       |
| 29.13 | section 213 - Enforcement notice                                                             | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>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<br><br>also<br><br>State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  |

### **30. *Plant Health Act 2009***

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

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

|            |                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 31.1       | Part 3 - Notice                                                                                                                                         | Public Health in DHW has no record of any notice or direction affecting this title<br>also<br>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<br>also<br>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<br>also<br>Contact the Local Government Authority for other details that might apply                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>32.</b> | <b><i>South Australian Public Health Act 2011</i></b>                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 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<br>also<br>Contact the Local Government Authority for other details that might apply                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 32.3       | <i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 - Condition (that continues to apply) of an approval                         | Public Health in DHW has no record of any condition affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>33.</b> | <b><i>Upper South East Dryland Salinity and Flood Management Act 2002 (expired)</i></b>                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 33.1       | section 23 - Notice of contribution payable                                                                                                             | DEW has no record of any notice affecting this title                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>34.</b> | <b><i>Water Industry Act 2012</i></b>                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 34.1       | Notice or order under the Act requiring payment of charges or other amounts or making other requirement                                                 | <b>An SA Water Certificate will be forwarded.<br/>If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950</b><br><br>also<br><br>The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title<br><br>also<br><br>Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.<br><br>also<br><br>Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.<br><br>also<br><br>Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title. |
| <b>35.</b> | <b><i>Water Resources Act 1997 (repealed)</i></b>                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>36.</b> | <b>Other charges</b>                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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

## Other Particulars

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

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

## Additional Information

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

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

## Notices

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

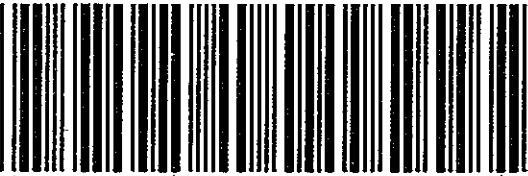
#### ***Landscape South Australia 2019***

Water Resources Management - Taking of underground water

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

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

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

|            |                                                                                   |
|------------|-----------------------------------------------------------------------------------|
| Series No. | <b>7936490</b>                                                                    |
| <b>2</b>   |  |
| Prefix     |                                                                                   |
| <b>E</b>   |                                                                                   |

NOTES **SINGLE COPY ONLY**

- This form is designed to suit the simplest type of Encumbrance. Lending institutions which prefer to have encumbrance forms printed privately may do so, but proposed forms must be submitted to the Registrar-General and will not be acceptable for registration unless the format is approved.
- All panels to be completed. If insufficient space use Annexure Form B.1. This panel should then only contain the words "See Annexure A (or as the case may be) attached".
- State whether the whole or portion only of the land comprised in the Certificate of Title and/or Crown Lease. If portion only, specify.
- Insert "estate in fee simple", "estate as Crown Lessee" or "estate as mortgagee" (as the case may be). If lease or mortgage state registered number.
- List encumbrances which affect the estate being encumbered.
- If address has changed identify as "formerly.....".
- If tenants in common in unequal shares, specify shares.
- If the executing party is a natural person execution should read "SIGNED by the encumbrancer in the presence of .....". The witness must be a disinterested party. If an executing party is a body corporate execution must conform to any prescribed formalities relating to the affixing of the common seal.
- The short form of proof is applicable where the witness is an authorised functionary.
- The long form of proof is to be used where the witness is not an authorised functionary. The address and occupation of the witness must be stated.

**See Note 9**

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 \_\_\_\_\_

**See Note 10**

Appeared before me at  
the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

(hereinafter called "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 and that the signature to the said instrument is in the handwriting of the ENCUMBRANCER and the ENCUMBRANCER did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

Signed \_\_\_\_\_



00\*99 \*0\*1\*7652411091 5661MNP50

**DELIVERY INSTRUCTIONS** (Agent to complete)  
PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE  
UNDERMENTIONED AGENT(S)

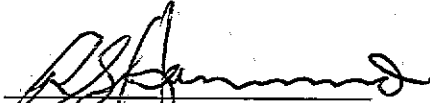
| ITEM CT/CL REF. | AGENT CODE |
|-----------------|------------|
|                 |            |
|                 |            |
|                 |            |
|                 |            |
|                 |            |

LANDS TITLES REGISTRATION  
OFFICE  
SOUTH AUSTRALIA

**MEMORANDUM OF ENCUMBRANCE**

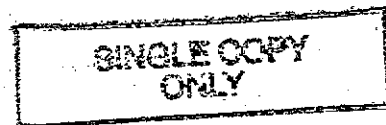
FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES  
OF THE REAL PROPERTY ACT 1886

  
Solicitor/Licensed Land Broker/Encumbrancer  
**R G HAMMOND**

**BELOW THIS LINE FOR OFFICE USE ONLY**

|                         |                   |        |          |
|-------------------------|-------------------|--------|----------|
| Date <b>-5 JUN 1995</b> | Time <b>11:30</b> |        |          |
| FEES                    |                   |        |          |
| R.G.O.                  | POSTAGE           | ADVERT | NEW C.T. |
| <b>66.</b>              |                   |        |          |



**EXAMINATION**

|            |                                                                                                 |
|------------|-------------------------------------------------------------------------------------------------|
| CORRECTION | PASSED<br> |
|------------|-------------------------------------------------------------------------------------------------|

**BELOW THIS LINE FOR AGENT USE ONLY**

Lodged by: Norman Waterhouse NWAM **AGENT CODE**

Correction to: **NORMAN WATERHOUSE NWAM**

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

- .....
- .....
- .....
- .....
- .....

Assessor

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

- .....
- .....
- .....
- .....
- .....

AND the Owner acknowledges for himself and his successors in title that the foregoing covenants are entered into and undertaken for the purposes of the Trusts' scheme of development for the lands comprised in the Development Zone and that the Trusts have declared and undertaken that they have 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 substantially similar form to this instrument and containing the same or substantially similar covenants and other stipulations.

**PROVIDED ALWAYS THAT**

1. The Trusts may from time to time in their absolute discretion modify waive or release any of the covenants and other stipulations expressed or implied.
2. The Trusts may from time to time in their 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 Owner or his successors in title from the covenants and other stipulations herein contained and implied.
3. The Trusts may at any time in their absolute discretion discharge all the Memoranda of Encumbrance over all the land in the Development Zone or transfer such Memoranda to such body as they in their absolute discretion deem fit.

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 Owner" 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 Owner or as a successor in title to the Owner, the liability of all such persons shall be both joint and several.

AND subject as aforesaid the Trusts shall be entitled to all the powers rights and remedies given to encumbrancees by the Real Property Act 1886.

DATED THIS

5th

DAY OF

June

1995

EXECUTION AND  
ATTESTATION  
(See Note 8)

SIGNED by the said Owner  
in the presence of:

)  
)

*[Signature]*

DIRECTOR

*[Signature]*

SECRETARY.



23 JUN 1995  
REGISTERED ...../...../19

*[Signature]*

pro



REGISTRAR-GENERAL

IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCEE as follows:

IN CONSIDERATION of the transfer of the said land to the Owner by the Trusts FOR VALUABLE CONSIDERATION hereby acknowledged to have been received by the Owner from the Trusts AND DESIRING TO render the said land available for the purposes of securing to the Trusts the rent charge hereinafter mentioned and the performance and observance of the covenants on the part of the Owner hereinafter contained the Owner DOES HEREBY ENCUMBER the said land with the payment to the Trusts of the annual sum or yearly rent charge of TEN CENTS (10c) payable (if demanded by the Trusts) on the 1st day of July in each and every year commencing on the 1st day of July next after the execution hereof to the intent that the Trusts shall hold the said rent charge in perpetuity for an estate in fee simple AND with the performance and observance of the covenants on the part of the Owner hereinafter contained PROVIDED THAT the Trusts shall not demand payment of the said rent charge if and so long as the Owner 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 Owner), but none of the previous provisions for or in respect of payment of the said annuity or rent charge shall in any way affect or prejudice the rights of the Trusts or any other person claiming under the Trusts 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 Owner for itself and its successors in title HEREBY COVENANTS with the Trusts as proprietor of and with all other persons claiming under the Trusts as purchasers of any part of parts of the Development Zone being all the land and allotments delineated in the plan deposited in the Lands Titles Registration Office numbered 39232 (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 encumbered) as follows:-

1. That the said land or any part thereof will not be used for any purpose other than for residential purposes.
2. (a) That no building or structure (including a fence or wall of any nature whatsoever) will be erected or made in or over the said land or any part thereof except in accordance with plans and a schedule of materials sufficient to outline the building or structure which have received prior written approval of the Trusts.
- (b) That no site works (including fencing, any excavation, any levelling or filling or any retaining wall or any driveway) will be erected made or carried out on or about the said land or any part thereof except in accordance with plans sufficient to outline the works which have received the prior written approval of the Trusts.

PROVIDED THAT the Trusts 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 in private practice 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 amenity of the neighbourhood or any part of it.

3. That no undue delay will be permitted by the Owner to occur in the commencement or in the completion of any work approved by the Trusts 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 Trusts given before such variation was commenced.
4. That the Owner will not obstruct or do anything which would prevent or hinder the Trusts its servants agents or contractors from entering the said land for the purpose of remedying any breach by the Owner of its obligations under this Encumbrance of which breach at least 14 days' notice in writing has been given to the Owner and which breach has not then been remedied.
5. That the Owner will pay to the Trusts on demand all costs (including legal costs) and expenses incurred by the Trusts its servants agents or contractors in respect of any breach by the Owner of its obligations under this Encumbrance and any action taken to remedy the same. All such costs and expenses may be recovered in any court of competent jurisdiction in addition to all other powers and rights available to the Trusts hereunder.
6. That the said land will not be divided.
7. That the Owner will not permit the said land to remain vacant for more than TWELVE (12) months from the date hereof of such further date as the Trusts may advise the Owner by which date the Owner will have commenced to construct a residence on the said land in accordance with plans and specifications approved by the Trusts, in default of which the Trusts shall have the option to repurchase the said land by notice in writing to the Owner at the price paid by the Owner to the Trusts, such option to be exercised by notice posted to the Owner within 3 calendar months of the expiry of the period mentioned at the beginning of this clause.
8. That the Owner will not cause or permit the said land to be resold or advertised for sale unless a residence has been constructed thereon or unless the Trusts have consented in writing to such resale and/or advertising.

# MEMORANDUM OF ENCUMBRANCE

|                                                                                                   |                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                  |
|---------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| CERTIFICATE(S) OF TITLE<br>BEING ENCUMBERED<br>(See Note 3)                                       | The whole of the land comprised in Certificate of Title Register Book<br>Volume 5177 Folio 756                                                                                                                                                                                                                                    |                                                                                                                                  |
| ESTATE AND INTEREST<br>(See Note 4)                                                               | Estate in fee simple                                                                                                                                                                                                                                                                                                              | <b>COMMISSIONER OF STAMPS</b><br><br>S.A. STAMP DUTY<br>DOCUMENT 1 OF 1<br>05/06/95 10:03:18 C26324.1<br>EXEMPT / NOT CHARGEABLE |
| ENCUMBRANCES<br>See Note 5)                                                                       | Nil                                                                                                                                                                                                                                                                                                                               |                                                                                                                                  |
| ENCUMBRANCER<br>Full Name and Address<br>(See Note 6)                                             | <u>MONTFAIR NOMINEES PTY. LTD.</u> (ACN 007 908 812) of 503 Lower North<br>East Road Campbelltown 5074                                                                                                                                                                                                                            |                                                                                                                                  |
| ENCUMBRANCEE<br>Full Name and Address<br>(See Note 7)                                             | <u>SOUTH AUSTRALIAN URBAN LAND TRUST</u> and <u>SOUTH AUSTRALIAN<br/>HOUSING TRUST</u> both of Riverside Centre North Terrace Adelaide 5000<br><b>AS TENANTS IN COMMON</b>                                                                                                                                                        |                                                                                                                                  |
| (a) State the term<br>of the annuity. If<br>for life use the<br>words "during his<br>lifetime"    | THE ENCUMBRANCER ENCUMBERS THE ESTATE AND INTEREST IN THE LAND ABOVE<br>DESCRIBED FOR THE BENEFIT OF THE ENCUMBRANCEE SUBJECT TO THE<br>ENCUMBRANCES AND OTHER INTERESTS AS SHOWN HEREON WITH AN ANNUITY OF<br><br>SEE PAGE 2 AND FOLLOWING PAGES<br><br>(a) TO BE PAID TO THE ENCUMBRANCEE<br><br>SEE PAGE 2 AND FOLLOWING PAGES |                                                                                                                                  |
| (b) State the<br>times appointed<br>for payment of<br>the annuity and<br>any special<br>covenants | (b) AT THE TIMES AND IN THE MANNER FOLLOWING<br><br>SEE PAGE 2 AND FOLLOWING PAGES                                                                                                                                                                                                                                                |                                                                                                                                  |

## Certificate of Title

**Title Reference:** CT 5177/756

**Status:** CURRENT

**Parent Title(s):** CT 5128/135

**Dealing(s) Creating Title:** RTD 7657215

**Title Issued:** 28/03/1994

**Edition:** 10

## Dealings

| Lodgement Date | Completion Date | Dealing Number | Dealing Type          | Dealing Status | Details                                     |
|----------------|-----------------|----------------|-----------------------|----------------|---------------------------------------------|
| 17/02/2015     | 03/03/2015      | 12279532       | MORTGAGE              | REGISTERED     | WESTPAC BANKING CORPORATION                 |
| 17/02/2015     | 03/03/2015      | 12279531       | DISCHARGE OF MORTGAGE | REGISTERED     | 10679034                                    |
| 11/04/2007     | 11/05/2007      | 10679034       | MORTGAGE              | REGISTERED     | COMMONWEALTH BANK OF AUSTRALIA              |
| 11/04/2007     | 11/05/2007      | 10679033       | TRANSFER              | REGISTERED     | WAYNE ADAM HARRINGTON, CINDY JOY HARRINGTON |
| 11/04/2007     | 11/05/2007      | 10679032       | DISCHARGE OF MORTGAGE | REGISTERED     | 10211729                                    |
| 22/04/2005     | 06/05/2005      | 10211729       | MORTGAGE              | REGISTERED     | ADELAIDE BANK LTD. (ACN: 061 461 550)       |
| 22/04/2005     | 06/05/2005      | 10211728       | TRANSFER              | REGISTERED     | SCOTT PAUL GLAZBROOK, OLIVIA MICHELLE HALL  |
| 22/04/2005     | 06/05/2005      | 10211727       | DISCHARGE OF MORTGAGE | REGISTERED     | 9160186<br>9611641                          |
| 12/06/2003     | 25/06/2003      | 9611641        | MORTGAGE              | REGISTERED     | SAVINGS AND LOANS CREDIT UNION (S.A.) LTD.  |
| 17/08/2001     | 04/09/2001      | 9160186        | MORTGAGE              | REGISTERED     | SAVINGS AND LOANS CREDIT UNION (S.A.) LTD.  |
| 17/08/2001     | 04/09/2001      | 9160185        | DISCHARGE OF MORTGAGE | REGISTERED     | 8923021                                     |
| 30/06/2000     | 26/07/2000      | 8923021        | MORTGAGE              | REGISTERED     | AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.  |
| 30/06/2000     | 26/07/2000      | 8923020        | TRANSFER              | REGISTERED     | DAVID JOHN FLUDE, LYNNE DIANE FLUDE         |
| 30/06/2000     | 26/07/2000      | 8923019        | DISCHARGE OF MORTGAGE | REGISTERED     | 8125085                                     |
| 06/06/1996     | 25/06/1996      | 8125085        | MORTGAGE              | REGISTERED     | BANK OF SOUTH AUSTRALIA                     |

| Lodgement Date | Completion Date | Dealing Number | Dealing Type          | Dealing Status | Details                                                                   |
|----------------|-----------------|----------------|-----------------------|----------------|---------------------------------------------------------------------------|
|                |                 |                |                       | D              | LTD.                                                                      |
| 06/06/1996     | 25/06/1996      | 8125084        | TRANSFER              | REGISTERED     | PICKFAIR NOMINEES PTY. LTD. (ACN: 072 214 067)                            |
| 06/06/1996     | 25/06/1996      | 8125083A       | DISCHARGE OF MORTGAGE | REGISTERED     | 7968951                                                                   |
| 01/08/1995     | 18/08/1995      | 7968951        | MORTGAGE              | REGISTERED     | BANK OF SOUTH AUSTRALIA LTD.                                              |
| 05/06/1995     | 26/06/1995      | 7936490        | ENCUMBRANCE           | REGISTERED     | SOUTH AUSTRALIAN URBAN PROJECTS AUTHORITY, SOUTH AUSTRALIAN HOUSING TRUST |
| 05/06/1995     | 26/06/1995      | 7936489        | TRANSFER              | REGISTERED     | MONTFAIR NOMINEES PTY. LTD. (ACN: 007 908 812)                            |



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: 2593720

SOUTHGATE CONVEYANCERS  
POST OFFICE BOX 164  
REYNELLA SA 5161

DATE OF ISSUE

05/08/2024

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

**OWNERSHIP NUMBER**

11258568

**OWNERSHIP NAME**

W A & C J HARRINGTON

**PROPERTY DESCRIPTION**

1 AUGUSTA DR / SEAFORD RISE SA 5169 / LT 49

**ASSESSMENT NUMBER**

8654221204

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5177/756

**CAPITAL VALUE**

\$640,000.00

**AREA / FACTOR**

R4  
1.000

**LAND USE / FACTOR**

RE  
0.400

**LEVY DETAILS:**

**FINANCIAL YEAR**

2024-2025

**FIXED CHARGE**

**+ VARIABLE CHARGE**

**- REMISSION**

**- CONCESSION**

**+ ARREARS / - PAYMENTS**

**= AMOUNT PAYABLE**

\$ 50.00  
\$ 241.15  
\$ 148.50  
\$ 0.00  
\$ 0.00  
\$ 142.65

**Please Note:**

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

**EXPIRY DATE**

03/11/2024



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

**PAYMENT REMITTANCE ADVICE**

**OWNERSHIP NUMBER**

11258568

**OWNERSHIP NAME**

W A & C J HARRINGTON

**ASSESSMENT NUMBER**

8654221204

**AMOUNT PAYABLE**

\$142.65

**AGENT NUMBER**

100019368

**AGENT NAME**

SOUTHGATE CONVEYANCERS

**EXPIRY DATE**

03/11/2024

+80013191330022> +001571+ <0550263499> <0000014265> +444+

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto:revsupport@sa.gov.au)  
Phone: (08) 8226 3750

**PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE****Online at:****OR****By Post to:****[www.revenuesaonline.sa.gov.au](http://www.revenuesaonline.sa.gov.au)****RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001**



ABN 19 040 349 865  
Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2593720

DATE OF ISSUE

05/08/2024

SOUTHGATE CONVEYANCERS  
POST OFFICE BOX 164  
REYNELLA SA 5161

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: [landtax@sa.gov.au](mailto:landtax@sa.gov.au)

**OWNERSHIP NAME**

W A & C J HARRINGTON

**FINANCIAL YEAR**

2024-2025

**PROPERTY DESCRIPTION**

1 AUGUSTA DR / SEAFORD RISE SA 5169 / LT 49

**ASSESSMENT NUMBER**

8654221204

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5177/756

**TAXABLE SITE VALUE**

\$300,000.00

**AREA**

0.0677 HA

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

|                                |    |      |                       |    |      |
|--------------------------------|----|------|-----------------------|----|------|
| <b>CURRENT TAX</b>             | \$ | 0.00 | <b>SINGLE HOLDING</b> | \$ | 0.00 |
| <b>- DEDUCTIONS</b>            | \$ | 0.00 |                       |    |      |
| <b>+ ARREARS</b>               | \$ | 0.00 |                       |    |      |
| <b>- PAYMENTS</b>              | \$ | 0.00 |                       |    |      |
| <b>= <u>AMOUNT PAYABLE</u></b> | \$ | 0.00 |                       |    |      |

**Please Note:**

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

**ON OR BEFORE** 03/11/2024

See overleaf for further information



**Government of  
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

## CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

**No payment is required on this Certificate**

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto:revsupport@sa.gov.au)  
Phone: (08) 8226 3750

**PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE**

**Online at:**

**OR**

**By Post to:**

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

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001

|                |                 |               |           |             |
|----------------|-----------------|---------------|-----------|-------------|
| Account Number | L.T.O Reference | Date of issue | Agent No. | Receipt No. |
| 86 54221 20 4  | CT5177756       | 7/8/2024      | 7519      | 2593720     |

SOUTHGATE CONVEYANCERS  
PO BOX 164  
REYNELLA SA 5161  
peter@southgateconveyancers.com.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

Customer: MR WA & MRS CJ HARRINGTON  
Location: 1 AUGUSTA DR SEAFORD RISE LT 49  
Description: 8HCP V IG      Capital Value: \$ 640 000  
Rating: Residential

### Periodic charges

Raised in current years to 30/6/2024

|                                |                          |   | \$   |
|--------------------------------|--------------------------|---|------|
|                                | Arrears as at: 30/6/2024 | : | 0.00 |
| Water main available: 7/6/1994 | Water rates              | : | 0.00 |
| Sewer main available: 1/4/1995 | Sewer rates              | : | 0.00 |
|                                | Water use                | : | 0.00 |
|                                | SA Govt concession       | : | 0.00 |
|                                | Recycled Water Use       | : | 0.00 |
|                                | Service Rent             | : | 0.00 |
|                                | Recycled Service Rent    | : | 0.00 |
|                                | Other charges            | : | 0.00 |
|                                | Goods and Services Tax   | : | 0.00 |
|                                | Amount paid              | : | 0.00 |
|                                | Balance outstanding      | : | 0.00 |

Degree of concession: 00.00%  
Recovery action taken: FULLY PAID

Next quarterly charges:    Water supply: 78.60      Sewer: 99.52      Bill: 4/9/2024

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

The last Water Use Year ended on 23/05/2024.

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

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

## South Australian Water Corporation

Name:  
MR WA & MRS CJ HARRINGTON

Water & Sewer Account  
Acct. No.: 86 54221 20 4

Amount: \_\_\_\_\_

Address:  
1 AUGUSTA DR SEAFORD RISE LT 49

---

### Payment Options

**EFT**

EFT Payment

|                      |                             |
|----------------------|-----------------------------|
| Bank account name:   | SA Water Collection Account |
| BSB number:          | 065000                      |
| Bank account number: | 10622859                    |
| Payment reference:   | 8654221204                  |



Bill code: 8888  
Ref: 8654221204

Telephone and Internet Banking — BPAY®

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



Paying online

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



Paying by phone

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

SA Water account number: 8654221204



**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](http://sawater.com.au)