

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 6163 Folio 232

**Parent Title(s)** CT 5646/355  
**Creating Dealing(s)** ACT 12394620  
**Title Issued** 24/09/2015      **Edition** 4      **Edition Issued** 31/08/2022

## Estate Type

FEE SIMPLE

## Registered Proprietor

CHLOE LOUISE CANE  
OF 5A ELGIN AVENUE CHRISTIES BEACH SA 5165

## Description of Land

LOT 2 PRIMARY COMMUNITY PLAN 40120  
IN THE AREA NAMED CHRISTIES BEACH  
HUNDRED OF NOARLUNGA

## Easements

SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A ON C40120 (ACT 12394620)

## Schedule of Dealings

Dealing Number	Description
13863883	MORTGAGE TO AFSH NOMINEES PTY. LTD. (ACN: 143 937 437)

## Notations

**Dealings Affecting Title** NIL

**Priority Notices** NIL

### Notations on Plan

Lodgement Date	Dealing Number	Description	Status
10/09/2015	12394621	BY-LAWS	FILED

**Registrar-General's Notes** NIL

**Administrative Interests** NIL

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

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**For your information:**

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

Penalties and interest, property charges, payments or dishonoured payments can impact account balances daily.

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 we 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: The above 90 day extension is applicable only to Section 187 certificates. Section 7 certificates still 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 us electronically. Please note that this is our preferred method payment and we request that you cease the use of cheques to affect settlement.

**How to advise us 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 (LTO), 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 us if the mail service address is different to what was lodged via the transfer at the LTO. We update ownership details including the mailing address in accordance with the advice provided by the Valuer General. We have amended this change to align with SA Water practices and to provide an improved customer experience overall.

If lodging in person at the LTO – Please send the change of ownership advice to us via [mail@onkaparinga.sa.gov.au](mailto:mail@onkaparinga.sa.gov.au).

Electronic settlement of funds is still preferred.

**LOCAL GOVERNMENT RATES SEARCH**

**TO:** Searchlight Technology  
PO Box 232  
RUNDLE MALL SA 5000

16 September 2024

**DETAILS OF PROPERTY REFERRED TO:**

Property ID : 77626  
Valuer General No : 861924120\*  
Valuation : \$600,000.00  
Owner : Ms Chloe L Cane  
Property Address : 5A Elgin Avenue CHRISTIES BEACH SA 5165  
Volume/Folio : CT-6163/232  
Lot/Plan No : Community Plan Parcel 2 CP 40120  
Ward : 02 Mid 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	\$0.00
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>\$1,936.24</b>
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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	-\$485.00
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	\$1,451.24
Property Related Debts	\$0.00

**BPAY Biller Code:** 421503  
**Ref:** 1251990776266

**TOTAL BALANCE****\$1,451.24**

**AUTHORISED OFFICER**  
Dylan Kastelanac

This statement is made the 16 September 2024

**IMPORTANT INFORMATION REGARDING SEARCHES**

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Searchlight Technology  
PO Box 232  
RUNDLE MALL SA 5000

**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: S73265/2024**

**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:** Searchlight Technology  
PO Box 232  
RUNDLE MALL SA 5000

**DETAILS OF PROPERTY REFERRED TO:**

ASSESSMENT NO	:	112901
VALUER GENERAL NO	:	861924120*
VALUATION	:	\$600,000.00
OWNER	:	Ms Chloe L Cane
PROPERTY ADDRESS	:	5A Elgin Avenue CHRISTIES BEACH SA 5165
VOLUME/FOLIO	:	CT-6163/232
LOT/PLAN NUMBER	:	Community Plan Parcel 2 CP 40120
WARD	:	02 Mid 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	145/2424/2014
Description	Erect three single storey row dwellings with garages and associated retaining walls measuring up to 1.6m in height
Decision	Approved
Decision Date	20 July 2015

### Development Plan Consent Conditions

1. All development shall be completed and maintained 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. An amended land division plan shall be lodged with EDALA and approved by council (showing a ROW on lot 2 appurtenant to lot 1) prior to development approval being granted.
3. Amended drainage plans shall be provided and approved prior to development approval being granted, showing:
  - the storm water discharge outlet from dwelling 1 shall be moved a minimum of 1.0m from the kerb ramp
  - the storm water outlet for dwellings 2 and 3 shall be located within the upright kerb to the SWT
  - all storm water outlets shall comply with council standards SD213 and SD214.
4. The front setback area (between the front property boundary and front of the dwelling) shall be landscaped with suitable trees, shrubs, lawn, and/or ground cover, and may include some paving, retaining and the like. Such landscaping shall be completed within 2 years of completion of the dwelling and shall be maintained in good condition at all times and seriously diseased, dying or dead vegetation shall be promptly replaced to the seasonable satisfaction of council.
5. During construction and at all times thereafter, stormwater generated from the development shall be diverted away from all buildings, shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved stormwater drainage system.
6. 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 or nearby 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 covered bin or enclosure.
  - 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 Conditions

1. The "Corrosion Environment" of the subject site has been determined as:  
1 km -10km Breaking Surf / 100m -1 km Non-Breaking Surf or Heavy Industry  
The metal components of the building hereby approved shall be constructed in accordance with the proximity to corrosive environments and the following codes and standards. Structural Steel in accordance with Table 3.4.4.2 of the BCA; Steel Framed structures in accordance with AS3700 and AS4773; Masonry Accessories in accordance with AS4100 and AS4600; Bracing and Fittings to Timber Framing in accordance with AS 1684, and Roof Sheetting/Roof Water Accessories in accordance with table 3.5.1.1 a of the BCA.

## **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**

Housing Diversity Neighbourhood (HDN)

#### **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 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

<i>Section 192 or 193</i> Land Management Agreements	NO
<i>Section 198(1)</i> Requirement to vest land in a council or the Crown to be held as open space	NO
<i>Section 198(2)</i> Agreement to vest land in a council or the Crown to be held as open space	NO
<i>Part 16 - Division 1</i> Proceedings	NO
<i>Section 213</i> Enforcement notice	NO
<i>Section 214(6), 214(10) or 222</i> Enforcement order	NO

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

<i>Part 3</i> Notice	NO
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked</i> Part 2 – Condition (that continues to apply) of an approval	NO
<i>Public and Environmental Health (Waste Control) Regulations 2010 revoked</i> Regulation 19 - Maintenance order (that has not been complied with)	NO

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

<i>Section 92</i> Notice	NO
<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 – Condition (that continues to apply) of an approval	NO

<b>Particulars of building indemnity insurance</b> Details of Building Indemnity Insurance still in existence for building work on the land	NO
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## **Particulars relating to environment protection**

<i>Further information held by council</i> Does the council hold details of any development approvals relating to: (a) commercial or industrial activity at the land; or (b) a change in the use of the land or part of the land (within the meaning of the <i>Development Act 1993</i> ) or the <i>Planning, Development and Infrastructure Act 2016</i> ?	NO
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### **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*

NO

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).

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.

NO

The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.)

### *Caveat*

NO

## Other

*Charge for any kind affecting the land (not included in another item)*

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 13 September 2024



Cherie Bonham

Team Leader for Development Support

**AUTHORISED OFFICER**

# Property Interest Report

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

Title Reference	CT 6163/232	Reference No. 2605581
Registered Proprietors	C L*CANE	Prepared 13/09/2024 12:23
Address of Property	5A ELGIN AVENUE, CHRISTIES BEACH, SA 5165	
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)

<u>Prescribed encumbrance</u>	<u>Particulars</u> (Particulars in bold indicates further information will be provided)
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### 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  also  Contact the Local Government Authority for other details that might apply
5.11	section 85(6), 85(10) or 106 - Enforcement order	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
5.12	Part 11 Division 2 - Proceedings	Contact the Local Government Authority for other details that might apply  also  Contact the vendor for these details

## 6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <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)  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
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## 7. Emergency Services Funding Act 1998

7.1	section 16 - Notice to pay levy	<b>An Emergency Services Levy Certificate will be forwarded.</b> <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>  <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> <b><a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b>
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## 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 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 also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
<b>12.</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 also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title
<b>14.</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 also Contact the Local Government Authority for other details that might apply
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## **18. *Landscape South Australia Act 2019***

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



Act

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

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

- |      |   |   |
|------|---|---|
| 19.1 | Notice, order or demand for payment of land tax | <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 |
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## **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
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## **25. *Native Vegetation Act 1991***

25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title

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

26.1	section 97 - Notice to pay levy in respect of costs of regional NRM board	The regional landscape board has no record of any notice affecting this title
26.2	section 123 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
26.3	section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
26.4	section 135 - Condition (that remains in force) of a permit	The regional landscape board has no record of any notice affecting this title
26.5	section 181 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
26.6	section 183 - Notice to prepare an action plan for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
26.7	section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
26.8	section 187 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
26.9	section 193 - Protection order to secure compliance with specified provisions of the Act	The regional landscape board has no record of any order affecting this title
26.10	section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any order affecting this title
26.11	section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any authorisation affecting this title

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

27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title
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## 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 also Contact the Local Government Authority for other details that might apply
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (revoked) regulation 19 - Maintenance order (that has not been complied with)	Public Health in DHW has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply
<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 also 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 also 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. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950</b> also The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title also Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title. also Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title. also Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.
<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 also Contact the vendor for these details also Contact the Local Government Authority for other details that might apply
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## 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*

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|--|---|
| 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).

## Certificate of Title

**Title Reference:** CT 6163/232  
**Status:** CURRENT  
**Parent Title(s):** CT 5646/355  
**Dealing(s) Creating Title:** ACT 12394620  
**Title Issued:** 24/09/2015  
**Edition:** 4

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
26/08/2022	31/08/2022	13863883	MORTGAGE	REGISTERED	AFSH NOMINEES PTY. LTD. (ACN: 143 937 437)
26/08/2022	31/08/2022	13863882	TRANSFER	REGISTERED	CHLOE LOUISE CANE
26/08/2022	31/08/2022	13863881	DISCHARGE OF MORTGAGE	REGISTERED	12852651
22/12/2017	11/01/2018	12852651	MORTGAGE	REGISTERED	ING BANK (AUSTRALIA) LTD. (ACN: 000 893 292)
22/12/2017	11/01/2018	12852649	DISCHARGE OF MORTGAGE	REGISTERED	12439722
02/12/2015	04/01/2016	12439722	MORTGAGE	REGISTERED	PERPETUAL LTD. (ACN: 000 431 827)
02/12/2015	04/01/2016	12439718	DISCHARGE OF MORTGAGE	REGISTERED	12094062
05/03/2014	01/04/2014	12094062	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

## Certificate of Title

**Title Reference** CT 6163/232  
**Status** CURRENT  
**Easement** YES  
**Owner Number** 19393537  
**Address for Notices** 5A ELGIN AV CHRISTIES BEACH, SA 5165  
**Area** 250m<sup>2</sup> (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

CHLOE LOUISE CANE  
OF 5A ELGIN AVENUE CHRISTIES BEACH SA 5165

## Description of Land

LOT 2 PRIMARY COMMUNITY PLAN 40120  
IN THE AREA NAMED CHRISTIES BEACH  
HUNDRED OF NOARLUNGA

## Last Sale Details

**Dealing Reference** TRANSFER (T) 13863882  
**Dealing Date** 26/08/2022  
**Sale Price** \$535,000  
**Sale Type** FULL VALUE / CONSIDERATION AND WHOLE OF LAND

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13863883	AFSH NOMINEES PTY. LTD. (ACN: 143 937 437)

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
861924120*	CURRENT	5A ELGIN AVENUE, CHRISTIES BEACH, SA 5165

## Notations

### Dealings Affecting Title

NIL

## Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
10/09/2015 12:24	12394621	BY-LAWS	FILED

## Registrar-General's Notes

NIL

## Administrative Interests

NIL

## Valuation Record

<b>Valuation Number</b>	861924120*
<b>Type</b>	Site & Capital Value
<b>Date of Valuation</b>	01/01/2024
<b>Status</b>	CURRENT
<b>Operative From</b>	01/07/2016
<b>Property Location</b>	5A ELGIN AVENUE, CHRISTIES BEACH, SA 5165
<b>Local Government</b>	ONKAPARINGA
<b>Owner Names</b>	CHLOE LOUISE CANE
<b>Owner Number</b>	19393537
<b>Address for Notices</b>	5A ELGIN AV CHRISTIES BEACH, SA 5165
<b>Zone / Subzone</b>	HDN - Housing Diversity Neighbourhood
<b>Water Available</b>	Yes
<b>Sewer Available</b>	Yes
<b>Land Use</b>	1100 - House
<b>Description</b>	HG
<b>Local Government Description</b>	Residential

## Parcels

Plan/Parcel	Title Reference(s)
C40120 LOT 2	CT 6163/232

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$240,000	\$600,000			
Previous	\$210,000	\$550,000			

## Building Details

Valuation Number	861924120*
Building Style	Conventional
Year Built	2016
Building Condition	Very Good
Wall Construction	Rendered
Roof Construction	Galvanised Iron
Equivalent Main Area	135 sqm
Number of Main Rooms	Not Available

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

## Certificate of Title

Title Reference: CT 6163/232  
Status: CURRENT  
Edition: 4

## Dealings

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

## Priority Notices

NIL

## Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
10/09/2015	24/09/2015	12394621	BY-LAWS	FILED	C40120

## Registrar-General's Notes

No Registrar-General's Notes exist for this title



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: 2605581

DIVINE FORMS PTY LTD  
UNIT 21  
1007-1009 NORTH EAST ROAD  
RIDGEHAVEN SA 5097

## DATE OF ISSUE

16/09/2024

## ENQUIRIES:

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

OWNERSHIP NUMBER		OWNERSHIP NAME		
19393537		C L CANE		
PROPERTY DESCRIPTION				
5A ELGIN AV / CHRISTIES BEACH SA 5165				
ASSESSMENT NUMBER	TITLE REF.	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
(A "+" indicates multiple titles)				
861924120*	CT 6163/232	\$600,000.00	R4 1.000	RE 0.400

<b>LEVY DETAILS:</b>	<b>FIXED CHARGE</b>	\$	50.00
	<b>+ VARIABLE CHARGE</b>	\$	226.05
<b>FINANCIAL YEAR</b>	<b>- REMISSION</b>	\$	139.20
	<b>- CONCESSION</b>	\$	0.00
	<b>+ ARREARS / - PAYMENTS</b>	\$	0.00
	<b>= AMOUNT PAYABLE</b>	\$	136.85

**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** 15/12/2024



**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

19393537

#### OWNERSHIP NAME

C L CANE

#### ASSESSMENT NUMBER

861924120\*

#### AMOUNT PAYABLE

\$136.85

#### AGENT NUMBER

100036041

#### AGENT NAME

DIVINE FORMS PTY LTD

#### EXPIRY DATE

15/12/2024

+80013396400022> +001571+ <0551088482> <0000013685> +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



**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865  
Land Tax Act 1936**CERTIFICATE OF LAND TAX PAYABLE**

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

PIR Reference No: 2605581

**DATE OF ISSUE**

16/09/2024

DIVINE FORMS PTY LTD  
UNIT 21  
1007-1009 NORTH EAST ROAD  
RIDGEHAVEN SA 5097

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

**OWNERSHIP NAME**

C L CANE

**FINANCIAL YEAR**

2024-2025

**PROPERTY DESCRIPTION**

5A ELGIN AV / CHRISTIES BEACH SA 5165

**ASSESSMENT NUMBER**

861924120\*

**TITLE REF.**

(A "+" indicates multiple titles)

CT 6163/232

**TAXABLE SITE VALUE**

\$240,000.00

**AREA**

0.0250 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>	\$	<b>0.00</b>			

**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****15/12/2024****Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

**CERTIFICATE OF LAND TAX PAYABLE****PAYMENT REMITTANCE ADVICE****No payment is required on this Certificate**

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

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

**Online at:**

**OR**

**By Post to:**

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RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001



## South Australian Water Corporation

Name:  
C L CANE

Water & Sewer Account  
Acct. No.: 861924120\*

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

Address:  
5A ELGIN AV CHRISTIES BEACH LT2  
C40120

---

### Payment Options

**EFT**

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	861924120*



Bill code: 8888  
Ref: 86192412010

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: 861924120\*



**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)

Fc

Orig. **LF 12394621**



12:24 10-Sep-2015  
2 of 2

LANDS TITLES REGISTRATION  
OFFICE  
SOUTH AUSTRALIA

**LODGEMENT FOR FILING UNDER  
THE COMMUNITY TITLES ACT 1996**

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE &  
STAMP DUTY PURPOSES ONLY**

Prefix
<b>LF</b>
Series No.

**BELOW THIS LINE FOR AGENT USE ONLY**

AGENT CODE

Lodged by:

Correction to:


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

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

PICK-UP NO.	
CP	

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

ITEM(S)	AGENT CODE

CORRECTION	PASSED <i>BY</i>
FILED 21/9/15 <i>Mark McNeil</i>  REGISTRAR-GENERAL	

TERMS OF INSTRUMENT NOT  
CHECKED BY LAND TITLES OFFICE

BYLAWS  
DEVELOPMENT No :145/C133/14

## **BYLAWS**

**Allotment 1304 in DP4982**

**5 Elgin Avenue Christies Beach SA 5165**

**COMMUNITY CORPORATION No 40120 INCORPORATED**

### **DEVELOPER**

Amii Jayne Wilkinson & Alison Jayne Horner  
& Keith Vivian Horner & Troy Edward Arthur Wilkinson  
c/-2 Miners Court Sheidow Park SA 5158

### **Form 10**

Sections 30(1)(ia),31(3)(ab),34(2)(e),39(5a),47(2)(ka),50(7)(a)

**Certificate as to preparation of scheme description, by-laws or development contracts**

Certified correctly prepared in accordance with the requirements of the  
*Community Titles Act 1996* by the person who prepared the document.

**Clayton Dale Barber**  
**1283 North East Road**  
**Tea Tree Gully SA 5091**

M.H.Critchley Conveyancers  
PO Box 221 St Agnes SA 5097

**THESE BYLAWS SHOULD BE READ IN CONJUNCTION WITH THE SCHEME  
DESCRIPTION FOR THE DEVELOPMENT(if applicable) AND THE COMMUNITY  
TITLES ACT AND REGULATIONS 1996 AS AMENDED.**

TERMS OF INSTRUMENT NOT  
CHECKED BY LAND TITLES OFFICE

BYLAWS  
DEVELOPMENT No :145/C133/14

**COMMUNITY TITLES ACT AND REGULATIONS 1996.**  
**MANAGEMENT BYLAWS**

**WARNING**

The terms of these By Laws are binding upon the Community Corporation, the Owners, Occupiers and Lessees of the Community Lots and all persons entering upon the Community Parcel.

These By Laws relate to the control and preservation of the essence or theme of the Community Corporation and as such may only be amended or revoked by unanimous resolution of the Community Corporation in accordance with Section 39 of the Community Titles Act (Regulations).

If the whole or any part of a provision of these By Laws is invalid, unenforceable or of illegal intent, it is severed. The remainder of these By Laws will have full force and effect.

**INDEX**

1/ Definitions

**PART 1**

1/ Permitted Use

**PART 2 – MANDATORY BY LAWS**

- 1/ Common Property
- 2/ Installation of Airconditioning Units
- 3/ Garden Sheds
- 4/ Control of Lessees and Licensees
- 5/ Maintenance of the Common Property
- 6/ Operation and Management of the Scheme
- 7/ Internal Fencing
- 8/ Garbage
- 9/ Service Infrastructure
- 10/ Insurance
- 11/ Maintenance of a building on a Lot
- 12/ Maintenance of Landscaping on Lots
- 13/ Keeping of Pets
- 14/ Right of Peaceful Enjoyment
- 15/ Community Corporations Right to Recover Money
- 16/ Community Corporation not Liable for Damage
- 17/ Obligations

TERMS OF INSTRUMENT NOT  
CHECKED BY LAND TITLES OFFICE

BYLAWS  
DEVELOPMENT No :145/C133/14

**DEFINITIONS**

**UNLESS THE CONTRARY INTENTION APPEARS THE FOLLOWING APPLIES:**

- A/ Reference to 'The Act' means the Community Titles Act 1996.
- B/ Reference to the 'Regulations under the Act' means the Community Titles Act Regulations 1996.
- C/ The Corporation means the Community Corporation No 40120 Inc constituted in accordance with part 9 of the Act.
- D/ Rules means the rules made by the Corporation pursuant to the power contained in these By Laws and the Act.
- E/ Singular includes the plural and vice versa.
- F/ Reference to the masculine includes the feminine and includes a firm, a body Corporate, and Association or an Authority.
- G/ 'Occupier' of a Lot includes, if the Lot is unoccupied, the owner of the Lot.
- H/ Motor Vehicle shall mean and include motor vehicles licensed to carry up to eight (8) persons including passenger cars, vans, four wheel drives, utilities and motorcycles as defined in the Road Traffic Act 1961 to 1982.



TERMS OF INSTRUMENT NOT  
CHECKED BY LAND TITLES OFFICE

BYLAWS  
DEVELOPMENT No :145/C133/14

**PART 1**

**Permitted Use.**

- 1/ The Lots are exclusively for Residential use and shall not be used for any purpose that may cause justified offence to another Lot owner or occupier or contravene any local Government Land Use Laws or Regulations.
- 2/ There shall be no alterations or additions to the exterior of the building unless they are harmonious and in context with the design and concept of the development as a whole.

**PART 2**

**Mandatory By Laws**

**By Law 1, Common Property**

- 1/ The Common Property is delineated on sheet 1 of the Primary Plan.
- 2/ The Community Corporation is responsible for the administration, control, management, use and maintenance of the Common Property including any infrastructure installed within the Common Property.
- 3/ The Common Property is available to the Proprietors, Occupiers, Lessees and persons authorised by them to pass and repass at all times with or without vehicles to and from the respective Lots.
- 4/ A Proprietor, or Occupier of a lot must give notice to the Community Corporation of any damage or defect in the Common Property immediately they become aware of the damage or defect.
- 6/ The Community Corporation shall not be liable or responsible for any damage or theft to or of any item owned by or there by the authority of a Proprietor or Occupier on the Common Property for whatever reason.

**By Law 2, Installation of Airconditioning**

Notwithstanding Part 1(2)

It shall be permitted that the Proprietors of Lots may install Airconditioning Units subject to the following limitations;

1/ **Roof Mounted Units**

The colour of the Airconditioning Unit must be similar to that of the Roof on which it is installed.

2/ **Split System Units**

Where it is necessary to mount the main Airconditioning Unit on the ground or wall, it shall only be installed in position so as not to be visible from the front of the Lot or Common Property

3/ **Prohibited Airconditioning Systems**

A new Air-conditioning System that protrudes through a wall or window, is not permitted.

TERMS OF INSTRUMENT NOT  
CHECKED BY LAND TITLES OFFICE

BYLAWS  
DEVELOPMENT No :145/C133/14

**By Law 3, Garden Sheds**

Notwithstanding Part 1 (2) above,

Proprietors of Lots may install a Garden Shed with the following limitations;

- 1/ They may only be installed in the rear of the Lot,
- 2/ They must be of colourbond steel construction,
- 3/ They must be subject to council approval as necessary.

**By Law 4, Control of Lessees & Licensees**

- 1/ These By Laws shall apply to Lessees and Licensees of Community Lots.
- 2/ A Proprietor whose Lot is the subject of a Lease or Licence agreement must provide the Lessee or Licensee with a copy of these Bylaws.
- 3/ It shall be the responsibility of the Proprietor whose Lot is subject to a Lease or License to take all reasonable steps including without limitation, any action available to him under the Lease or License agreement to ensure that the Lessee or Licensee of the lot and any person on the Community Parcel with the consent (express or implied) of the Lessee or Licensee complies with the By Laws of the scheme.
- 4/ The Proprietor of a Lot must not, without the corporations authorisation, lease the lot, or grant a right of occupation in respect of that lot for valuable consideration, for a period of less than two months

**By Law 5, Maintenance of the Common Property**

- 1/ The Community Corporation may contract with persons to provide maintenance services in connection with Community Property.  
Maintenance Agreements should include the following terms;
  - 1.1 The contract should not be for a term exceeding twelve(12) months, but shall be eligible for renewal.
  - 1.2 The corporation is entitled to terminate any maintenance agreement if the corporation is dissatisfied with the performance of the contractor.
- 2/ The Community Corporation must levy a contribution on it's members (Lot Owners) for any costs associated with maintaining the Common Property in accordance with Section 114 of the Act & Regulation 21 of the Regulations.
- 3/ Maintenance contracts may be terminated by resolution of the Corporation.
- 4/ Contributions payable for maintenance shall be determined at the inaugural general meeting of the corporation and reviewed annually.
- 5/ Pursuant to Section 35 (2) of the Community Titles Act the corporation is not required to (but may, if so desired) maintain a register of the names of the owners of the community lots.

TERMS OF INSTRUMENT NOT  
CHECKED BY LAND TITLES OFFICE

BYLAWS  
DEVELOPMENT No :145/C133/14

**By Law 6, Operation & Management of the Scheme**

- 1/ The Corporation shall be constituted in accordance with and shall have the powers, duties and obligations contained in part 9 of the Act.
- 2/ The Corporation may appoint a Manager to administer to the extent permitted by Regulations made under the Act, on behalf of the Corporation :
  - a/ The functions and obligations of the Corporation under the Act, and,
  - b/ The Administration and enforcement of these By Laws and the Rules.
- 3/ The Manager is to be appointed on a contract that is subject to annual review by the Corporation.
- 4/ If on an annual review the Corporation is dissatisfied with the performance of the Manager, the Corporation may terminate the Corporation Management contract.
- 5/ A Lot Owner may cast one (1) vote in respect of their Community Lot on any matter arising for decision at a General Meeting of the Corporation.

**By Law 7, Internal Fencing**

- 1/ The Fences Act 1975 (as amended) applies as between Owners of adjoining Community Lots.
- 2/ Notwithstanding By Law 7 (1) above where fencing is in need of replacement, it shall be replaced by fencing of the same type, design, height and colour.

**By Law 8, Garbage**

- 1/ The Occupiers of the respective Community Lots must provide a garbage bin for the storage of garbage upon their lots and ensure that arrangements are made for the collection of garbage by the Local Council, or it's contractor in accordance with that Councils By Laws and garbage collection arrangements.
- 2/ Garbage bins shall be stored upon the Community Lot in a position such that it is not visible from the front of the Lot, or Common Property
- 3/ Lot Owners shall place garbage bins for collection at the kerbside on the Road in such a position so as not to affect traffic on the Road nor access to any driveway. Bins should not be placed in such a location that requires Refuse trucks to drive on any part of the common property.
- 4/ The Proprietor or Occupier of a Lot must not;
  - (1) bring or accept objects or materials onto the Lot or Common Property that are likely to cause justified offence to the other Lot owners or occupiers or;
  - (2) allow refuse to accumulate so as to cause justified offence to others.

TERMS OF INSTRUMENT NOT  
CHECKED BY LAND TITLES OFFICE

BYLAWS  
DEVELOPMENT No :145/C133/14

**By Law 9, Service Infrastructure**

Pursuant to the Act;

The Community Corporation shall be responsible for the maintenance, repair and replacement of the service infrastructure upon the common property and through a Community Lot, were it services another community lot.

**By Law 10, Insurance**

- 1/ The Community Corporation must review on an annual basis all Insurances affected by it and the need for new Insurances.
- 2/ Notice of an AGM of the Community Corporation must include a form of motion to decide whether Insurances affected by the Community Corporation should be confirmed, varied or extended and
- 3/ The Community Corporation must immediately effect new Insurances or vary or extend existing Insurances if there is an increased risk or a new risk.
- 4/ A Proprietor or Occupier of a Community Lot must not, except with the approval of the Community Corporation, do anything that might;  
a/ void or prejudice Insurance effected by the Community Corporation; or  
b/ increase any Insurance Premium payable by the Community Corporation.
- 5/ Each Proprietor of a Lot shall insure all buildings and other improvements on the Lot. The Insurance must be against risks that a normally prudent person would insure against; and  
a/ must be for the full cost of replacing the Building or Improvements with new Materials; and  
b/ must cover incidental costs such as demolition, site clearance, Architects fees and Engineering fees.
- 6/ The Proprietor of each Lot must provide the Community Corporation, as requested by the Community Corporation from time to time, evidence of a current policy of Insurance effected by the Proprietor in terms of this By Law.

**By Law 11, Maintenance of a Building on a Lot**

- 1/ The Proprietor or Occupier of a Lot must maintain the exterior of the building without limitation, clean and tidy and in good repair and condition and so as to maintain the harmonious appearance of the development as a whole.
- 2/ The Proprietor or Occupier of a Lot must carry out all required maintenance on the exterior of the buildings on a Lot in a proper and workmanlike manner, so as not to diminish or impede the other Lot Owners enjoyment of their respective Lots and to the satisfaction of the Community Corporation.

TERMS OF INSTRUMENT NOT  
CHECKED BY LAND TITLES OFFICE

BYLAWS  
DEVELOPMENT No :145/C133/14

**By Law 12, Maintenance of Landscaping on Lots**

- 1/ The Proprietor or Occupier of a Lot must ensure the landscaping upon that Lot is kept neat and tidy and free of rubbish, and to the satisfaction of the Community Corporation.
- 2/ Lot Owners are permitted to alter the landscaping with limitation, applying in the following manner;
  - a / no trees shall be planted which would exceed a height of five metres and;
  - b/ no tree shall be planted closer to a building on a Lot than its potential maximum height.
  - c/ All trees , shrubs and bushes etc shall be kept neatly trimmed so as not to appear unruly.
  - d/ Dead plants or shrubs shall be removed and replaced with a plant or shrub of a similar type

**By Law 13, Keeping of Pets**

- 1/ Unless otherwise resolved by ordinary resolution of the corporation a Proprietor or Occupier of a Community Lot shall be permitted to keep pets but subject to any resolution of the corporation to the contrary and,
- 2/ The Proprietor or Occupier of a Lot must ensure the animal is confined to the Lot and shall not be permitted upon the Common Property unless on a suitable leash.
- 3/ The Proprietor or Occupier of a Lot who chooses to keep a pet shall be liable to the Proprietors or Occupiers of the other Lot, and all other persons lawfully on the Common Property for any noise which is disturbing to an extent which is unreasonable and for any damage to or loss of Property or injury to any person(s) caused by the animal. and
- 4/ Is responsible for cleaning up after the animal from any part of their Lot or another Lot or any part of the Common Property.
- 5/ By Law 13(1) shall not apply to Occupiers, Proprietors or persons lawfully upon the Common Property or Lots who suffer a disability and require the assistance of a dog specifically trained to aid them in respect of that disability.

**By Law 14, Right of Peaceful Enjoyment**

- 1/ No Proprietor, Occupier or person lawfully upon a Lot or Common Property shall impede, interfere with or prevent the peaceful enjoyment of another Lot or Common Property.

TERMS OF INSTRUMENT NOT  
CHECKED BY LAND TITLES OFFICE

BYLAWS  
DEVELOPMENT No :145/C133/14

**By Law 15, Community Corporations Right to Recover Money**

- 1/ The Community Corporation may recover any money owing to it under the By Laws or by application of the Act as a debt.
- 2/ The Proprietor or Occupier of a Lot must pay or reimburse the Community Corporation for costs, damages and expenses incurred in connection with the contemplated or actual enforcement of the By Laws, in relation to that Proprietor or Occupier; upon demand.
- 3/ The costs ,charges and expenses recoverable by the corporation shall include without limitation,those expenses incurred in retaining any independent consultant or other person to evaluate any matter of concern and its administration costs in connection with those events.
- 4/ The corporation may charge interest at a rate of 12% per annum on any overdue monies owed by a Proprietor or Occupier of a lot.

**By Law 16, Community Corporation not Liable for Damage**

The Community Corporation is not liable for damage to or loss of property or injury to any person(s) on or near the Community Parcel due to any cause other than the negligence or a fraud of the Community Corporation or any employee or agent of the Community Corporation.

**By Law 17, Obligations of Proprietors and the Community Corporation**

Notwithstanding obligations defined under the Act;

- 1/ The Proprietors of a Lot must immediately notify the Community corporation in writing of any changes of ownership, or any change of address of the Proprietors of that Lot or any change of the occupants of that lot.
- 2/ The Community Corporation should keep all appropriate Building Plans, Documents and other such Records which may assist with the Administration of these Bylaws.

Dated the 1st Day of September 2015.

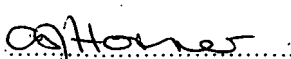
Executed by



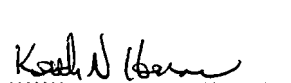
A.J. Wilkinson



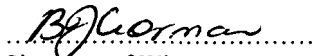
T.E.A. Wilkinson



A.J. Horner



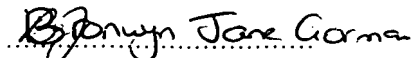
K.V. Horner



Signature of Witness



Signature of Witness



Full Name of Witness



Full Name of Witness

3 Colonial Court  
Shadow Park 5158

Address of Witness

3 Colonial Court  
Shadow Park 5158

Address of Witness

08 82753105

Business Hours Ph.No.

08 82753105

Business Hours Ph.No.

PURPOSE: PRIMARY COMMUNITY		AREA NAME: CHRISTIES BEACH		RE-APPROVED: IAN GREIG 21/09/2015		<div></div> <div>C40120</div> <div>SHEET 1 OF 2</div> <div>47343_text_01_v06_Version_6</div>			
MAP REF: 6527/15/M		COUNCIL: CITY OF ONKAPARINGA		DEPOSITED: MARK MCNEIL 21/09/2015					
LAST PLAN: F250312		DEVELOPMENT NO: 145/C133/14/001/42366							
AGENT DETAILS: ZAINA STACEY PTY LTD PO BOX 1000 TORRENS PARK SA 5062 PH: 0433405050 FAX: 08 83577861		SURVEYORS CERTIFICATION:		I ROCCO CAVALLO , a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996 21st day of September 2015 Rocco Cavallo Licensed Surveyor					
AGENT CODE: MMUP									
REFERENCE: 14135									
SUBJECT TITLE DETAILS:									
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5646	355		ALLOTMENT(S)	1304	D	4982 NOARLUNGA		
OTHER TITLES AFFECTED:									
EASEMENT DETAILS:									
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF			CREATION
NEW	2	SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	A		1			
ANNOTATIONS: THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 22 / 4 / 2015									

LOCATION PLAN



C40120

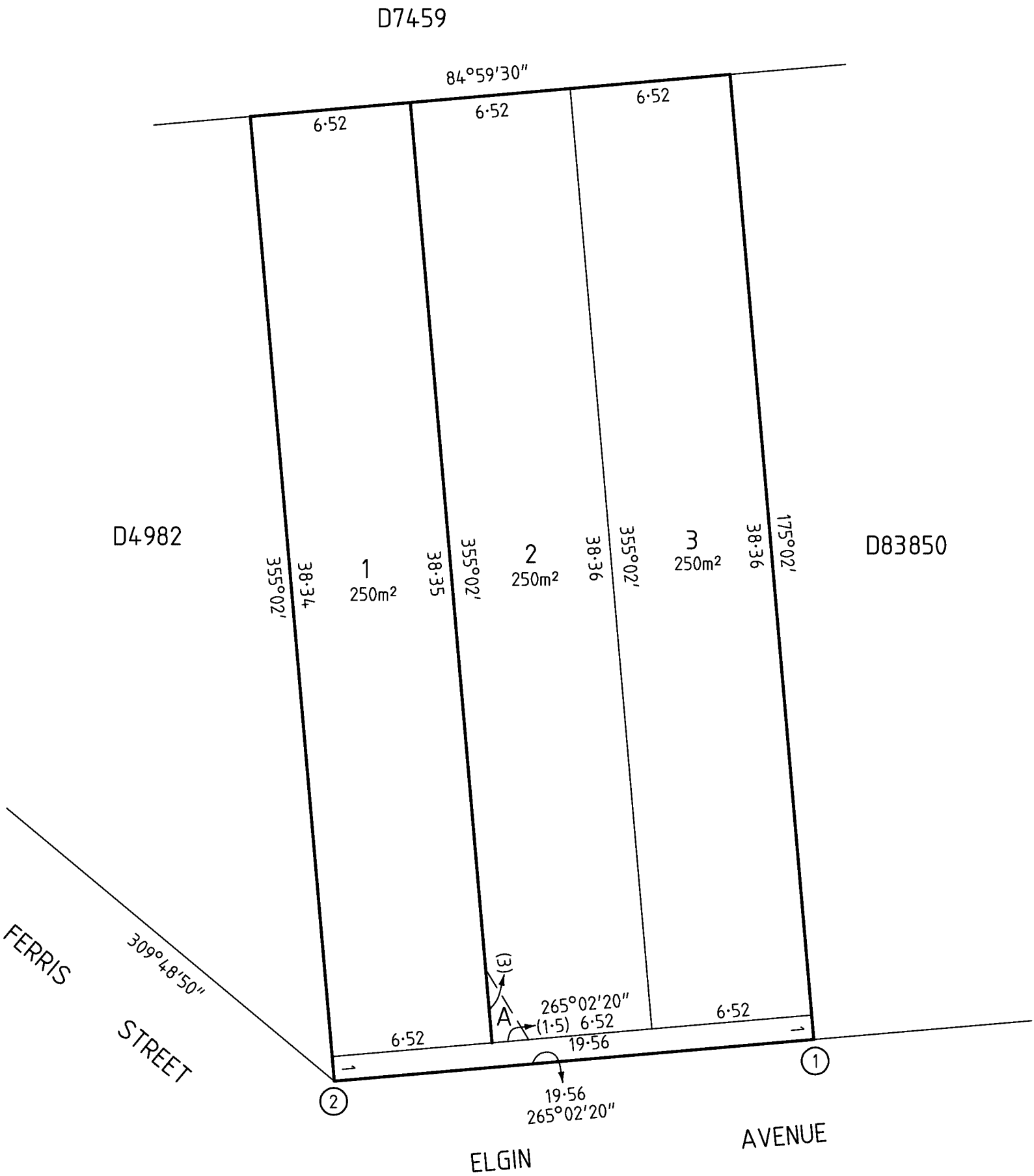
SHEET 2 OF 2

47343\_pland\_1\_V03\_Version\_6

BEARING DATUM: (1)–(2) 265°02'20"

DERIVATION: F250312 ADOPTED

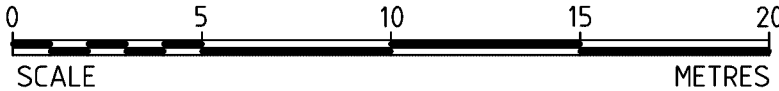
TOTAL AREA: 770m<sup>2</sup>



**ZAINASTACEY**  
Development Consultants

PO Box 1000, Torrens Park SA 5062  
T. 08 8379 7979 E. planning@zainastacey.com

Reference: 14135 RC 15-084





# LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

## C40120

SHEET 1 OF 1

ACCEPTED

*Mark McNeil* 21/9/2015  
PRO REGISTRAR-GENERAL

DEV. NO. 145 : C133 : 14/001/42366

### SCHEDULE OF LOT ENTITLEMENTS

LOT	LOT ENTITLEMENT	SUBDIVIDED
1	3,334	
2	3,333	
3	3,333	
AGGREGATE	10,000	

CERTIFICATE OF LAND VALUER

I JEFFREY WOOD  
being a land valuer within the meaning of the  
Land Valuers Act 1994 certify that the  
schedule is correct for the purposes of the  
Community Titles Act 1996.

Dated the 28TH day of JULY 2015

*Jeffrey Wood*  
Signature of Land Valuer