

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 5319 Folio 610

Parent Title(s) CT 1288/101
Creating Dealing(s) RTD 7985192
Title Issued 17/01/1996 **Edition** 2 **Edition Issued** 10/11/2022

Estate Type

FEE SIMPLE

Registered Proprietor

MAXINE EMILY ANNE HENKE
OF 41 ANSTEY CRESCENT MARLESTON SA 5033

Description of Land

ALLOTMENT 2 DEPOSITED PLAN 43898
IN THE AREA NAMED MARLESTON
HUNDRED OF ADELAIDE

Easements

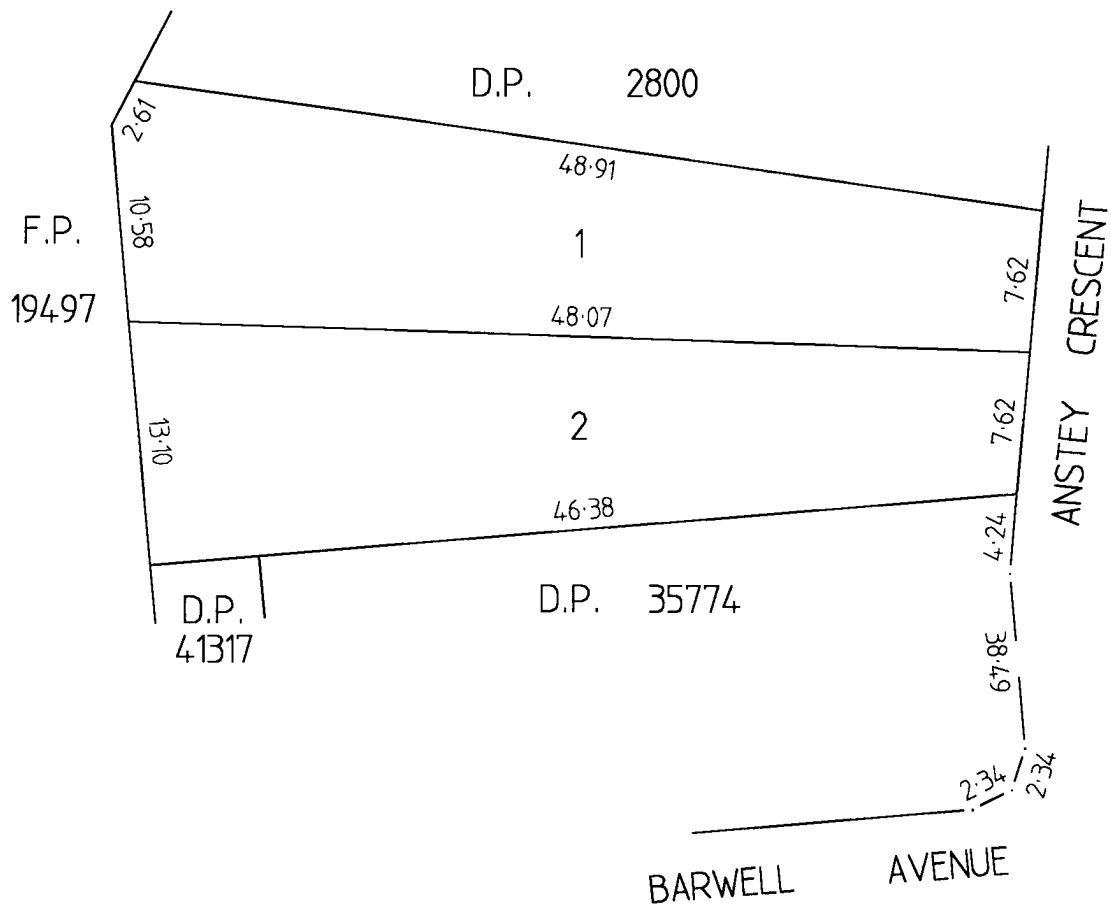
NIL

Schedule of Dealings

NIL

Notations

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



0 4 8 12 16 Metres

To: SEARCHLIGHT TECHNOLOGY
16 Birdwood St
NETHERBY SA 5062

Certificate Date: 28 May 2025

PROPERTY INFORMATION AND PARTICULARS

in response to an enquiry pursuant to Section 7 of the
LAND & BUSINESS (SALE & CONVEYANCING) ACT, 1994

DETAILS OF PROPERTY REFERRED TO:

Rates Assessment No	:	239319
Valuer General No	:	2127242209
Owner	:	Maxine Emily Anne Henke
Property Address	:	41A Anstey Crescent MARLESTON SA 5033
Volume / Folio	:	CT-5319/610
Lot / Plan Number	:	D43898 Lot 2
Ward	:	Keswick

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

In addition, Building Indemnity Insurance and Particulars of Environment Protection details are given, if applicable, pursuant to SCHEDULE 1, Division 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.

Development Act 1993 (Repealed)

Part 3—Development Plan

Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):

Is the land situated in a designated State Heritage Area? **N/A**

Is the land designated as a place of local heritage value? **N/A**

Is there a current Code Amendment released for public consultation by a private proponent on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? **NO**

Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? **N/A**

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:

5.1	Section 42 - Condition (that continues to apply) of a development authorisation:	YES
	1. 211/781/1997	
	2. 211/162/1995	
	3. 211/234/1995	
	4. 211/911/1994	
	5. 211/944/1994	
	6. 211/815/1995	

Copy of approval/s attached.

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)	NO
10.1	Section 105F (or section 56 or 83 (repealed) - Notice to take action to prevent outbreak or spread of fire	NO
11.1	Notice under Section 44 of the Food Act 2001 improvement order	NO
11.2	Notice under Section 46 of the Food Act 2001 prohibition order.	NO
15.1	Notice or declaration under Part 3, Section 23 and Part 7 of the Housing	NO
15.2	Improvement Act 1940	NO

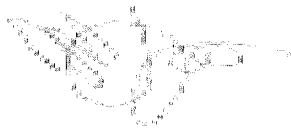
20.1	Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1934	NO
21.1	Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1999.	NO
29.	<i>Planning, Development and Infrastructure Act 2016</i>	
29.1	Part 5 - Planning and Design Code Refer to attached Plan SA Section 7 Data Extract	
29.2	section 127 - Condition (that continues to apply) of a development authorisation Refer to attached Plan SA Section 7 Data Extract	
Planning, Development and Infrastructure Act 2016		
Part 5 – Planning and Design Code		
Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):		
Is the land situated in a designated State Heritage place? <i>Refer to PlanSA Section 7 Report attached</i>		
Is the land designated as a place of local heritage value? <i>Refer to PlanSA Section 7 Report attached</i>		
	Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	NO
	Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but amendment has not yet come into operation?	YES
25 Pierson Street Lockleys Code Amendment		
Accommodation Diversity Code Amendment		
Assessment Improvements Code Amendment		
29.3	section 139 - Notice of proposed work and notice may require access	
29.4	section 140 - Notice requesting access	
29.5	section 141 - Order to remove or perform work	NO

29.6	section 142 - Notice to complete development	NO
29.7	section 155 - Emergency order	NO
29.8	section 157 - Fire safety notice	NO
29.9	section 192 or 193 - Land management agreement	NO
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	NO
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	NO
29.12	Part 16 Division 1 - Proceedings	NO
29.13	section 213 - Enforcement notice	NO
29.14	section 214(6), 214(10) or 222 - Enforcement order	NO
31.1	Notice under Part 3 of the Public and Environmental Health Act 1978 (revoked).	NO
31.2	Part 2 - Condition (that continues to apply) of an approval under the Public and Environmental Health (Waste Control) Regulations 2010 (revoked).	NO
31.3	Regulation 19 - Maintenance order (that has not been complied with) under the Public and Environmental Health (Waste Control) Regulations 2010 (revoked).	NO
32.2	Notice under Section 92 of the South Australia Public Health Act 2011.	NO
32.3	Part 4 – Condition (that continues to apply) of an approval under the South Australian Public Health (Wastewater) Regulations 2013	NO

PLEASE NOTE:

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

This statement is made the 28 May 2025



Maria Annandale-James
Development Support Officer

FURTHER INFORMATION HELD BY COUNCILS

Does the council hold details of any development approvals relating to—
(a) commercial or industrial activity at the land; or
(b) a change in the use of the land or part of the land (within the meaning of the Development Act 1993)?

NO

Note-

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

However, it is expected that the ability to supply further details will vary considerably between councils.

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

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

PARTICULARS OF BUILDING INDEMNITY INSURANCE

Note: Building Indemnity Insurance is not required for:

- a) domestic building work for which approval under the Development Act 1993 or the repealed Building Act 1971 is or was not required for; or
- b) minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or
- c) domestic building work commenced before 1 May 1987.
- d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 1996*; or
- e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted under section 45 of that Act.

YES

Development application no: 210/911/1994

Name of insurer: Home Owners Warranty

Certificate numbers: D49848 & D49849

ADVISORY NOTES

Flood Prone Areas

There are a number of rivers and creeks in the City of West Torrens including the River Torrens and Brown Hill Keswick Creek. Some properties in the City of West Torrens are located in flood prone areas. The City of West Torrens publishes information on known flooding hazards on its website:

<https://www.westtorrens.sa.gov.au/Building-and-Planning/Buying-a-property/Building-in-flood-prone-areas>

Flood hazards are also mapped in the Planning and Design Code. The Code can be viewed on the Department of Planning, Transport and Infrastructure's website:

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

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

Further information is available from the City of West Torrens City Assets department on 8416 6333.

Heritage and Contributory items

Heritage and contributory items are mapped in the South Australian Planning and Property Atlas. The Development Plan can be viewed on the Department of Planning, Transport and Infrastructure's website:

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

Further information is available from the City of West Torrens City Development department on 8416 6333.

Areas Affected by Aircraft Noise

The Adelaide Airport is located within the City of West Torrens. Most operations at the Airport are international and domestic regular passenger services using medium to large aircraft.

Some properties within the City of West Torrens may be subject to overflight and aircraft noise from Adelaide Airport. Residents or business proprietors are advised that living or working in the vicinity of the Adelaide Airport may result in noise from the Airport operations and that individual sensitivity can vary from person to person.

Information about development and aircraft noise can be found on the City of West Torrens website:

<https://www.westtorrens.sa.gov.au/Building-and-Planning/Buying-a-property/Aircraft-noise-considerations-for-building-or-developing>

The Australian Noise Exposure Forecast (ANEF) can be viewed on the City of West Torrens online mapping tool called West Maps Public on its website:

<https://maps.wtcc.sa.gov.au/mapviewer/>

The following information from other organisations may be useful:

Internet link	Organisation
https://www.adelaideairport.com.au/corporate/community/adelaide-airport-master-plan/	Adelaide Airport Master Plan - Document identifying future anticipated operations which includes maps of flight paths, noise metrics and explanation of the noise forecast system.
https://infrastructure.gov.au/aviation/environmental/aircraft-noise/index.aspx	Australian Government Federal Agency - Aircraft noise and complaints information
http://aircraftnoise.com.au/	Airservices Australia and Australian Airports Association initiative - information on aircraft noise, its management, and what you can do to reduce its impact.
http://www.airservicesaustralia.com/aircraftnoise/	Australian Government Airservices Australia Information on aircraft noise, its management, upcoming operations at different airports around Australia, links to things to consider on airplane noise when purchasing a house, and fact sheets
https://www.aviationcomplaints.gov.au/	Australian Government site for aviation complaints.
http://www.ano.gov.au/	Federal Aircraft Noise Ombudsman office - Investigates handling of Airservices Australia and Defence's complaints, community consultation processes and presentation of noise information.

Enquiries relating to this matter should be directed to City of West Torrens City Development department on 8416 6333.

Smoke Alarms in Dwellings

Regulation 95 of the *Planning, Development and Infrastructure (General) Regulations 2017* requires all dwellings to be fitted with a self-contained smoke alarm.

Should an existing building that is captured by regulation 95 be transferred, a smoke alarm(s) **shall be installed within six months from the day of transfer** and shall comply with AS3786. That is, the smoke alarms(s) **shall be hardwired through the electricity mains or powered by 10 year life non replaceable, non-removable permanently connected batteries.**

If a smoke alarm(s) is/are not installed, the owner of the dwelling is guilty of an offence which carries a maximum penalty of \$750.00.

The following information from other organisations may be useful:

Internet link	Organisation
https://www.sa.gov.au/topics/planning-and-property/owning-a-property/smoke-alarms	Department of Planning, Transport and Infrastructure - Owning a property - Smoke alarms
https://www.mfs.sa.gov.au/community-safety/home-fire-and-life-safety-fact-sheets/smoke-alarms/	South Australian Metropolitan Fire Service - Smoke Alarms - What you Need to Know

Any enquiries relating to this matter should be directed to City of West Torrens City Development department on 8416 6333 or the South Australian Metropolitan Fire Service on 8204 3611.

LOCAL GOVERNMENT RATES SEARCH

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel: 08 8416 6333
Email: info@wtcc.sa.gov.au
SMS: 0429 205 943
Web: westtorrens.sa.gov.au



28 May 2025

TO: SEARCHLIGHT TECHNOLOGY
16 Birdwood St
NETHERBY SA 5062

DETAILS OF PROPERTY REFERRED TO:

RATES ASSESSMENT NO :	23931 9
VALUER GENERAL NO :	2127242209
OWNER :	Maxine Emily Anne Henke
PROPERTY ADDRESS :	41A Anstey Crescent, MARLESTON SA 5033
VOLUME/FOLIO :	CT-5319/610
LOT/PLAN NUMBER :	D43898 Lot 2
WARD :	Keswick

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 and fines in arrears	.00
Interest on Arrears charged in current financial year	0.00

Rates for current 2024/2025 financial year	1,547.90
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The rates are payable in four equal (or approximately equal) instalments payable in the months of September, December, March and June of the financial year that the rates are declared. The current year's rates fall due on **September 2, 2024; December 2, 2024; March 3, 2025 and June 2, 2025.**

Fines and interest will be added as provided by the Local Government Act 1999, as amended.

Less rebates	0.00
Fines (current)	0.00
Legal fees (current)	0.00
Less current year's payments	-1,547.90
Overpayment	0.00
Refunds	0.00

Balance - Rates Due and payable	0.00
Sundry Property Debts	0.00

TOTAL BALANCE

0.00



AUTHORISED OFFICER

This statement is made on the 28 May, 2025

Payment Methods

BPAY



Billers Code: 88567
Reference: 239319

Credit Card

Payments can be made online at westtorrens.sa.gov.au/onlineservices or phone 08 84166333 (during business hours).

LOCAL GOVERNMENT RATES SEARCH

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel: 08 8416 6333
Email: info@wtcc.sa.gov.au
SMS: 0429 205 943
Web: westtorrens.sa.gov.au



NOTIFICATION OF CHANGE OF OWNERSHIP

28 May 2025

Vendor/Purchaser or representative of same to complete and return to:

CITY OF WEST TORRENS
165 SIR DONALD BRADMAN DRIVE
HILTON SA 5033

Telephone (08) 8416 6333
Email info@wtcc.sa.gov.au

Notification of change of owner in respect of:

Maxine Emily Anne Henke

for the property at:

41A Anstey Crescent, MARLESTON SA 5033

title reference;

CT-5319/610

Please remove the aforementioned names from the Assessment Book referenced to:

Rates Assessment No : 23931 9

Valuer General No : 2127242209

and replace with the following new ownership details:

(please list all names IN FULL)

SURNAME or COMPANY NAME	GIVEN NAMES	TITLE (Mr, Mrs, Ms, Dr etc.)	SIGNATURE

The new owner/s address for issue of rate notices is:

New details provided by (strike out if not applicable):

SEARCHLIGHT TECHNOLOGY

16 Birdwood St

NETHERBY SA 5062

Signed _____ **Date** _____

DECISION NOTIFICATION FORM

South Australia - Regulation under the Development Act 1993

Regulation 42

Development Number

211/781/97

FOR DEVELOPMENT APPLICATION

DATED 06.11.97 REGISTERED ON 06.11.97

To J HENKE
41 ANSTEY CRESCENT
MARLESTON 5033

LOCATION OF PROPOSED DEVELOPMENT:

Address: 41 ANSTEY CRES
MARLESTON
5033

Lot: 1

Hundred: ADE Section: 50 Volume: 5319 Folio: 609

Nature of
Proposed
Development

FREESTANDING CARPORT

From: CITY OF WEST TORRENS, 165 BURBRIDGE ROAD, HILTON 5033

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent refused	Not Applicable
Provisional Development Plan consent	14.11.97	3		
Land Division				N/A
Land Division (Strata)				N/A
Provisional Building Rules consent	14.11.97	2		
DEVELOPMENT APPROVAL	14.11.97	5		

Building Classification granted: 10A

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Date of Decision 14.11.97

21.11.97

Date

☒

Signed

Chief Executive Officer

[] Sheets Attached

DEVELOPMENT APPLICATION 211/781/97

ADDRESS: 41 ANSTEY CRES
MARLESTON
5033

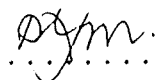
PROVISIONAL DEVELOPMENT PLAN CONSENT CONDITIONS:

- 1 DEVELOPMENT IS TO TAKE PLACE IN ACCORDANCE WITH THE PLANS RELATING TO DEVELOPMENT APPLICATION NUMBER 211/781/97.
- 2 THE POSTS, FASCIAS, GUTTERING AND TRIM OF THE PROPOSED DEVELOPMENT BE PAINTED TO MATCH OR COMPLEMENT THE PAINTWORK OF THE PRINCIPAL DWELLING.
- 3 THE CARPORT APPROVED HEREIN IS NOT TO BE ENCLOSED AROUND ITS PERIMETER WITH ANY SOLID CLADDING OR DOORS.

Initials 


PROVISIONAL BUILDING RULES CONSENT CONDITIONS:

- 1 COUNCIL WILL REQUIRE ONE BUSINESS DAYS NOTICE OF THE COMMENCEMENT OF BUILDING WORK ON THE SITE AND ONE BUSINESS DAYS NOTICE OF COMPLETION OF THE BUILDING WORK.
- 2 THAT ROOF STORMWATER BE DIRECTED AWAY FROM THE ADJACENT BOUNDARY.

Initials 

Signed 

Date 21.11.97

 CHIEF EXECUTIVE OFFICER

DECISION NOTIFICATION FORM South Australia - Regulation under the Development Act, 1993 - Regulation 42

Development Number DAC Ref. 210/D010/95
Council Ref. 210/162/95

FOR DEVELOPMENT APPLICATION

DATED 15/2/95

REGISTERED ON 15/2/95

To **TRADEMARK HOMES**
C/- JEANES & SOMMERVILLE SURVEYORS PTY LTD
271 MAIN SOUTH ROAD, MORPHETT VALE 5162

LOCATION OF PROPOSED DEVELOPMENT:

House No: 41 Lot No: 36 Street: Anstey Crescent Town/Suburb: Marleston
Section No. 50 Hundred: Adelaide Volume: 1288 Follo: 101

Nature of
Proposed
Development **LAND DIVISION**

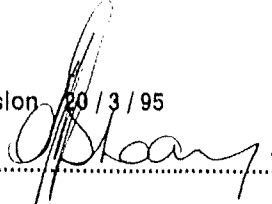
From **CITY OF WEST TORRENS, 165 BURBRIDGE ROAD, HILTON 5033**

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent refused	Not Applicable
Provisional Development Plan consent				N/A
Land Division	20/3/95	2		
Land Division (Strata)				N/A
Provisional Building Rules consent				N/A
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	20/3/95	2		

(REFER TO ATTACHED SHEET FOR ANY CONDITIONS OF APPROVAL)

Date of Decision 20 / 3 / 95

Signed  ☒ Chief Executive Officer

Date 20 / 3 / 95

[/] Sheets Attached

- DEVELOPMENT APPL. 210/162/95 (DAC REF. 210/D010/95) - 41 ANSTEY CRESCENT, MARLESTON

- CONDITIONS

Page 2 of 2

CONDITIONS OF THE DEVELOPMENT ASSESSMENT COMMISSION:

1. The financial requirements of the Minister of Public Infrastructure (EWS Dept) for the provision of water supply and sewerage services being met. (EWS 4072/95 Water and 4073/95 Sewer).
2. Payment of \$1175.00 into the Planning and Development Fund (1 allotment(s) @ \$1175.00/allotment). Cheques to be made payable to the Development Assessment Commission and payment made at 5th floor, 55 Grenfell Street, Adelaide, or sent to GPO Box 1815, Adelaide, 5001.

Initials *De*

Signed *[Signature]*

☒ *[Signature]* Chief Executive Officer

Date 20/3/95

DECISION NOTIFICATION FORM South Australia - Regulation under the Development Act, 1993 - Regulation 42Development Number
210/234/95

FOR DEVELOPMENT APPLICATION

DATED
REGISTERED ON6th March, 1995
16th March, 1995

To Trademark Homes (Aust) Pty Limited
496 Goodwood Road
CUMBERLAND PARK STH AUST 5041

LOCATION OF PROPOSED DEVELOPMENT:

House No: 41 Lot No: 36 Street: Anstey Crescent Town/Suburb: Marleston

Section No. (full/part): 50 Hundred: Adelaide Volume: 1288 Folio: 101

Nature of
Proposed Demolition of Dwelling
Development

From CITY OF WEST TORRENS, 165 BURBRIDGE ROAD, HILTON 5033

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent refused	Not Applicable
Provisional Development Plan consent	22/3/95	Nil		
Land Division				N/A
Land Division (Strata)				N/A
Provisional Building Rules consent	22/3/95	2		
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	22/3/95	2		

Building classification granted: 1a

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Date of Decision 22/3/95

Signed

Date

22/3/95

Chairman, Development Assessment Commission

Chief Executive Officer

Private Certifier

(Sheets Attached

bld/plandev

PROVISIONAL DEVELOPMENT PLAN CONSENT CONDITIONS:

Nil

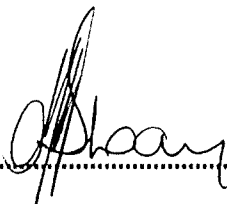
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PROVISIONAL BUILDING RULES CONSENT CONDITIONS:

1. Council will require one business days notice of the COMMENCEMENT of building work on the site and one business days notice of COMPLETION of the building work.
2. Demolition work shall be undertaken in accordance with the provisions of Australian Standard 2601-1991 "The Demolition of Structures".

(Initials).....

Signed.....



Chief Executive Officer

Date

22nd March, 1995

DECISION NOTIFICATION FORM South Australia - Regulation under the Development Act, 1993 - Regulation 42Development Number
210/911/94

FOR DEVELOPMENT APPLICATION

DATED
REGISTERED ON6th October, 1994
19th October, 1994

To Trademark Homes
496 Goodwood Road
CUMBERLAND PARK STH AUST 5041

LOCATION OF PROPOSED DEVELOPMENT:

House No: 41 Lot No: 36 Street: Anstey Crescent Town/Suburb: Marleston

Section No. (full/part): 50 Hundred: Adelaide Volume: 1288 Folio: 101

Nature of
Proposed Development Two Storey Dwellings

From CITY OF WEST TORRENS, 165 BURBRIDGE ROAD, HILTON 5033

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent refused	Not Applicable
Provisional Development Plan consent Development Commission Approval	17/1/95	9		
Land Division				N/A
Land Division (Strata)				N/A
Provisional Building Rules consent	4/4/95	9		
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	4/4/95	18		

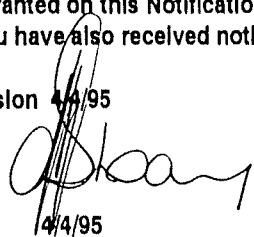
Building classification granted: 1a & 10a

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Date of Decision 4/4/95

Signed

Date


4/4/95

Chairman, Development Assessment Commission

Chief Executive Officer

Private Certifier

2 Sheets Attached

bld/plandev

PROVISIONAL DEVELOPMENT PLAN CONSENT CONDITIONS:

1. Development is to take place in accordance with the plans marked Brandon Design - Drawing No. 1376 and marked "amended received 6th December, 1994" relating to Development Application Number 210/911/94, except as modified by any conditions attached to this Planning Decision Notification, and all works detailed in the approved plans and required by conditions be completed prior to the occupation of the development approved herein.
2. That a detailed landscaping plan, which indicates the species and location of proposed trees and shrubs on the site, be submitted for approval by the Urban Development Manager prior to the building being occupied.
3. That the landscaping, as approved by the Urban Development Manager, be established prior to occupation of the development, and that the landscaping and site be generally maintained to the reasonable satisfaction of Council at all times. Further, that trees used in landscaping of the site be at least 1.5 metres in height at the time of planting.
4. The driveway and car parking areas to be surfaced and drained to the reasonable satisfaction of Council prior to the development being occupied.
5. Any existing crossing places not providing vehicle access on the approved plans shall be closed and any new crossing places to be created shall be constructed in accordance with the City of West Torrens Standard Vehicular Crossing Place Drawing No. 8685-300.
6. That, following consultation with neighbouring property owners as required by the Fences Act, the existing fence along the northern, western and portion of the southern boundary fence which has not been renewed, be replaced by a brush, timber, masonry or colour-coated metal fence constructed of new materials to a height of 1.8 metres, measured from the finished site level within the subject property.
7. Prior to the commencement of construction of the development herein approved, the applicant shall employ the services of a licensed Land Surveyor to carry out an identification survey of the subject land and to peg the true boundaries, to ensure that:
 - fences erected will be on the true boundaries of the subject land;
8. A storm water drainage system shall be designed and installed upon the land in accordance with the Building Codes of Australia, and storm water drainage connections shall be made to the kerb and gutter in accordance with City of West Torrens Drawings No. 8685-100 or 101, whichever shall apply.
9. Any build-up of the site level above existing natural ground level is to be retained at the boundaries of the site by a suitable retaining wall. Such retaining wall is to be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200 mm.

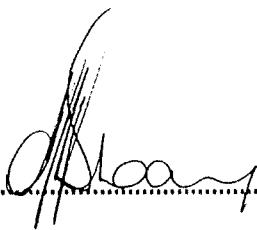
(Initials).....*De*.....

PROVISIONAL BUILDING RULES CONSENT CONDITIONS:

1. Council will require one business days notice of the COMMENCEMENT of building work on the site and one business days notice of COMPLETION of the building work.
2. Council will require one business days notice prior to the COMMENCEMENT of placement of any STRUCTURAL CONCRETE.
3. Council will require one business days notice at the COMPLETION of wall and roof framing prior to the installation of internal wall and ceiling linings.
4. Council will require one business days notice of the COMPLETION of the installation of wet area wall linings prior to commencement of any wall and floor tiling.
5. The finished floor level must be a minimum of 250 mm above the highest point of the watertable adjacent to the property.
6. The boundaries of the site shall be delineated by a licensed land surveyor prior to building work commencing and that no part of the building (including footings) shall project beyond such boundaries.
7. The building work shall be fully articulated as detailed in the structural engineers footing construction report.
8. Roof stormwater shall be discharged to the street watertable by means of suitable pipes or culverts under the footpath conforming to Council's Drawing No. 8685-100 or 8685-101. Flush surface mounted box channels will not be permitted.
9. The WC and ensuite shall be mechanically exhaust vented to atmosphere.

(Initials).....

Signed.....



Chief Executive Officer

Date

4th April, 1995

DECISION NOTIFICATION FORM South Australia - Regulation under the Development Act, 1993 - Regulation 42Development Number
210/ 944/94

FOR DEVELOPMENT APPLICATION

DATED
REGISTERED ON31st October, 1994
31st October, 1994

To J & M Henke
C/- 23 Errington Street
PLYMPTON STH AUST 5038

LOCATION OF PROPOSED DEVELOPMENT:

House No: 41 Lot No: 36 Street: Anstey Crescent Town/Suburb: Marleston

Section No. (full/part): 50 Hundred: Adelaide Volume: 1288 Folio: 101

Nature of
Proposed
Development

Shed

From CITY OF WEST TORRENS, 165 BURBRIDGE ROAD, HILTON 5033

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent refused	Not Applicable
Provisional Development Plan consent	9/11/94	1		
Land Division				N/A
Land Division (Strata)				N/A
Provisional Building Rules consent	9/11/94	2		
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	9/11/94	3		

Building classification granted: 10a

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Date of Decision 9/11/94

Signed

Date 9/11/94

☐ Chairman, Development Assessment Commission☒ Chief Executive Officer☐ Private Certifier☒ Sheets Attached

bld/plandev

- DEVELOPMENT APPLICATION 210/944/94 (Address) 41 Anstey Crescent, Marlestone

- CONDITIONS OF CONSENT / APPROVAL

PAGE: 2 OF 2

PROVISIONAL DEVELOPMENT PLAN CONSENT CONDITIONS:

1. Development is to take place in accordance with the plans relating to Development Application Number 210/944/94.

(Initials).....*Py*.....

PROVISIONAL BUILDING RULES CONSENT CONDITIONS:

1. Council will require one business days notice of the COMMENCEMENT of building work on the site and one business days notice of COMPLETION of the building work.
2. That stormwater be directed away from the adjacent boundary.

(Initials).....*Py*.....

Signed.....

[Signature]



[Signature]

for Chief Executive Officer

Date

9th November, 1994

DECISION NOTIFICATION FORM
South Australia - Regulation under the Development Act, 1993 - Regulation 42

Development Number 210/815/95

FOR DEVELOPMENT APPLICATION DATED 13.10.95 REGISTERED ON 13.10.95

To HICKINBOTHAM HOMES P/L
 PO BOX 63
 STEPNEY 5069

LOCATION OF PROPOSED DEVELOPMENT:

Address: 41 ANSTEY CRES Lot: 1
 MARLESTON 2
 5033
 ADE 50 1288 101
 Hundred: ADE Section: 50 Volume: Folio:

Nature of Proposed Development	TWO STOREY DETACHED DWELLING
--------------------------------	------------------------------

From: CITY OF WEST TORRENS, 165 BURBRIDGE ROAD, HILTON 5033

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent refused	Not Applicable
Provisional Development Plan consent	15.11.95	11		
Land Division				N/A
Land Division (Strata)				N/A
Provisional Building Rules consent	3.12.95	2	Private Certifier	
DEVELOPMENT APPROVAL	07.12.95	13		

Building Classification granted:

1A
 10A

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Date of Decision 07.12.95

Date 07.12.95

[x]  Executive Officer

ADDRESS: 41 ANSTEY CRES
MARLESTON
5033

PROVISIONAL DEVELOPMENT PLAN CONSENT CONDITIONS:

- 1 DEVELOPMENT IS TO TAKE PLACE IN ACCORDANCE WITH THE PLANS RELATING TO DEVELOPMENT APPLICATION NUMBER 210/815/95, EXCEPT AS MODIFIED BY ANY CONDITIONS ATTACHED TO THIS PLANNING DECISION NOTIFICATION, AND ALL WORKS DETAILED IN THE APPROVED PLANS AND REQUIRED BY CONDITIONS BE COMPLETED PRIOR TO THE OCCUPATION OF THE DEVELOPMENT APPROVED HEREIN.
- 2 THAT THE LANDSCAPING, AS APPROVED BY THE COUNCIL, BE ESTABLISHED PRIOR TO OCCUPATION OF THE DEVELOPMENT AND THAT THE LANDSCAPING AND SITE BE GENERALLY MAINTAINED TO THE REASONABLE SATISFACTION OF COUNCIL AT ALL TIMES. FURTHER, THAT TREES USED IN LANDSCAPING OF THE SITE BE AT LEAST 1.5 METRES IN HEIGHT AT THE TIME OF PLANTING.
- 3 THAT FULL DETAILS OF COLOURS, FINISHES AND MATERIALS TO BE USED IN THE BUILDING WORK BE SUBMITTED FOR APPROVAL BY THE URBAN DEVELOPMENT MANAGER, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 4 THAT, FOLLOWING CONSULTATION WITH NEIGHBOURING PROPERTY OWNERS AS REQUIRED BY THE FENCES ACT, THE EXISTING FENCE ALONG THE NORTHERN AND WESTERN BOUNDARIES BE REPLACED BY A BRUSH, TIMBER, MASONRY OR COLOUR-COATED METAL FENCE CONSTRUCTED OF NEW MATERIALS TO A HEIGHT OF 1.8 METRES, MEASURED FROM THE FINISHED SITE LEVEL WITHIN THE SUBJECT PROPERTY, AND ALL COSTS ASSOCIATED WITH THE ERECTION OF THE FENCE TO BE CARRIED BY THE APPLICANT.
- 5 THAT FOLLOWING CONSULTATION WITH THE NEIGHBOURING PROPERTY OWNERS AS REQUIRED BY THE FENCES ACT, THE EXISTING FENCE ALONG THE SOUTHERN BOUNDARY BE ALTERED AS APPROPRIATE TO BE OF A HEIGHT OF 1.8 METRES MEASURED FROM THE FINISHED SITE LEVEL WITHIN THE SUBJECT PROPERTY.
- 6 PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE DEVELOPMENT HEREIN APPROVED, THE APPLICANT SHALL EMPLOY THE SERVICES OF A LICENSED LAND SURVEYOR TO CARRY OUT AN IDENTIFICATION SURVEY OF THE SUBJECT LAND AND TO PEG THE TRUE BOUNDARIES, TO ENSURE THAT:
 - FENCES ERECTED WILL BE ON THE TRUE BOUNDARIES OF THE SUBJECT LAND;
 - BUILDING WORK WILL BE EITHER ON THE TRUE BOUNDARIES OR THE SPECIFIED DISTANCE FROM THE TRUE BOUNDARIES OF THE SUBJECT LAND, AS THE CASE MAY BE.

- 7 A STORM WATER DRAINAGE SYSTEM SHALL BE DESIGNED AND INSTALLED UPON THE LAND IN ACCORDANCE WITH THE BUILDING CODES OF AUSTRALIA, AND STORM WATER DRAINAGE CONNECTIONS SHALL BE MADE TO THE KERB AND GUTTER IN ACCORDANCE WITH CITY OF WEST TORRENS DRAWINGS NOS. 8685-100 OR 101, WHICHEVER SHALL APPLY.
- 8 ANY BUILD-UP OF THE SITE LEVEL ABOVE EXISTING GROUND LEVEL IS TO BE RETAINED AT THE BOUNDARIES OF THE SITE BY A SUITABLE RETAINING WALL. SUCH RETAINING WALL IS TO BE DESIGNED TO ACCEPTED ENGINEERING STANDARDS, AND NOT OF TIMBER CONSTRUCTION IF RETAINING A DIFFERENCE IN GROUND LEVEL EXCEEDING 200 MM.
- 9 THE WESTERN AND SOUTHERN UPPER LEVEL WINDOWS OF THE DWELLING BE PROVIDED WITH FIXED OBSCURE GLASS TO A MINIMUM OF 1.7 METRES ABOVE SECOND FLOOR LEVEL TO MINIMISE THE POTENTIAL FOR OVERLOOKING OF ADJOINING PROPERTIES.
- 10 THE CARPORT APPROVED HEREIN IS NOT TO BE ENCLOSED AROUND ITS PERIMETER WITH ANY SOLID CLADDING OR DOORS.
- 11 THE EXISTING COLORBOND SHED SHALL ONLY BE USED FOR DOMESTIC STORAGE ASSOCIATED WITH THE USE OF THE DETACHED DWELLING ERECTED ON THE LAND.

Signed   CHIEF EXECUTIVE OFFICER

Date 07.12.95

Data Extract for Section 7 search purposes

Valuation ID 2127242209

Data Extract Date: 29/05/2025

Parcel ID: D43898 AL2

Certificate Title: CT5319/610

Property Address: 41A ANSTEY CR MARLESTON SA 5033

Zones

Housing Diversity Neighbourhood (HDN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 15 metres)

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

Affordable Housing

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

Building Near Airfields

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

Hazards (Flooding)

The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

Hazards (Flooding - Evidence Required)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

Under the Planning, Development and Infrastructure Act 2016 (the Act), a tree may be declared as a significant tree in the Code, or it may be declared as a significant or regulated tree by the Planning, Development and Infrastructure (General) Regulations 2017. Under the Act, protections exist for trees declared to be significant and/or regulated trees. Further information regarding protected trees can be found on the PlanSA website:

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

Property Interest Report

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

Title Reference	CT 5319/610	Reference No. 2677285
Registered Proprietors	M E*HENKE	Prepared 27/05/2025 11:30
Address of Property	41A ANSTEY CRESCENT, MARLESTON, SA 5033	
Local Govt. Authority	CITY OF WEST TORRENS	
Local Govt. Address	165 SIR DONALD BRADMAN DRIVE HILTON SA 5033	

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

Table of Particulars

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

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

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

1. General

- | | | |
|-----|--|--|
| 1.1 | Mortgage of land

<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
(whether over the land or annexed to the land)

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

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.3 | Restrictive covenant

<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
(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.)

<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

also

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	An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au
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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
9.	<i>Fences Act 1975</i>	
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
10.	<i>Fire and Emergency Services Act 2005</i>	
10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor
11.	<i>Food Act 2001</i>	
11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
12.	<i>Ground Water (Qualco-Sunlands) Control Act 2000</i>	
12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title
13.	<i>Heritage Places Act 1993</i>	
13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title
14.	<i>Highways Act 1926</i>	
14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title
15.	<i>Housing Improvement Act 1940 (repealed)</i>	
15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title
16.	<i>Housing Improvement Act 2016</i>	

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 | A Land Tax Certificate will be forwarded.
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates
www.revenuesaonline.sa.gov.au |
|------|---|---|

20. *Local Government Act 1934 (repealed)*

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

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

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
- The Planning and Design Code (the Code) is a statutory instrument under the ***Planning, Development and Infrastructure Act 2016*** for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal:
https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register or phone PlanSA on 1800 752 664.
- 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 notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order
- State Planning Commission in the Department for Housing and Urban Development

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

Plant Health in PIRSA has no record of any notice or order affecting this title

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

31.1 Part 3 - Notice

Public Health in DHW has no record of any notice or direction affecting this title

also

Contact the Local Government Authority for other details that might apply

31.2 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval

Public Health in DHW has no record of any condition affecting this title

also

Contact the Local Government Authority for other details that might apply

31.3 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with)

Public Health in DHW has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

32. ***South Australian Public Health Act 2011***

- | | | |
|------|---|---|
| 32.1 | section 66 - Direction or requirement to avert spread of disease | Public Health in DHW has no record of any direction or requirement affecting this title |
| 32.2 | section 92 - Notice | Public Health in DHW has no record of any notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 32.3 | <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 |

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

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

34. ***Water Industry Act 2012***

- | | | |
|------|---|--|
| 34.1 | Notice or order under the Act requiring payment of charges or other amounts or making other requirement | An SA Water Certificate will be forwarded.
If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950

also

The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title

also

Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.

also

Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.

also

Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title. |
|------|---|--|

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

- | | | |
|------|--|---|
| 35.1 | section 18 - Condition (that remains in force) of a permit | DEW has no record of any condition affecting this title |
| 35.2 | section 125 (or a corresponding previous enactment) - Notice to pay levy | DEW has no record of any notice affecting this title |

36. ***Other charges***

- | | | |
|------|--|--|
| 36.1 | Charge of any kind affecting the land (not included in another item) | Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply |
|------|--|--|

Other Particulars

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

- | | |
|--|---|
| 1. Particulars of transactions in last 12 months | Contact the vendor for these details |
| 2. Particulars relating to community lot (including strata lot) or development lot | Enquire directly to the Secretary or Manager of the Community Corporation |
| 3. Particulars relating to strata unit | Enquire directly to the Secretary or Manager of the Strata Corporation |
| 4. Particulars of building indemnity insurance | Contact the vendor for these details
also
Contact the Local Government Authority |
| 5. Particulars relating to asbestos at workplaces | Contact the vendor for these details |
| 6. Particulars relating to aluminium composite panels | Please note that the audit is limited to classes of buildings, and that this note does not confirm the presence or absence of Aluminium Composite Panelling. Contact the vendor for relevant details. |
| 7. Particulars relating to court or tribunal process | Contact the vendor for these details |
| 8. Particulars relating to land irrigated or drained under Irrigation Acts | SA Water will arrange for a response to this item where applicable |
| 9. Particulars relating to environment protection | Contact the vendor for details of item 2
also
EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title
also
Contact the Local Government Authority for information relating to item 6 |
| 10. Particulars relating to <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>) | This title falls outside the Dog Fence rateable area. Accordingly, the Dog Fence Board holds no current interest in relation to Dog Fence rates. |
| 9. Pastoral Board (<i>Pastoral Land Management and Conservation Act 1989</i>) | The Pastoral Board has no current interest in this title |
| 10. Heritage Branch DEW (<i>Heritage Places Act 1993</i>) | Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title |
| 11. Health Protection Programs – Department for Health and Wellbeing | Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title. |

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference: CT 5319/610

Status: CURRENT

Parent Title(s): CT 1288/101

Dealing(s) Creating Title: RTD 7985192

Title Issued: 17/01/1996

Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
07/11/2022	10/11/2022	13912259	APPLICATION TO NOTE DEATH	REGISTERED	JOHN MERVYN HENKE (DECD), MAXINE EMILY ANNE HENKE

Certificate of Title

Title Reference CT 5319/610
Status CURRENT
Easement NO
Owner Number 05096267
Address for Notices 41 ANSTEY CR MARLESTON, SA 5033
Area 487m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

MAXINE EMILY ANNE HENKE
OF 41 ANSTEY CRESCENT MARLESTON SA 5033

Description of Land

ALLOTMENT 2 DEPOSITED PLAN 43898
IN THE AREA NAMED MARLESTON
HUNDRED OF ADELAIDE

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
2127242209	CURRENT	41A ANSTEY CRESCENT, MARLESTON, SA 5033

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	2127242209
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/1996
Property Location	41A ANSTEY CRESCENT, MARLESTON, SA 5033
Local Government	WEST TORRENS
Owner Names	MAXINE EMILY ANNE HENKE
Owner Number	05096267
Address for Notices	41 ANSTEY CR MARLESTON, SA 5033
Zone / Subzone	HDN - Housing Diversity Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	6H CP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D43898 ALLOTMENT 2	CT 5319/610

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$590,000	\$780,000			
Previous	\$570,000	\$720,000			

Building Details

Valuation Number	2127242209
Building Style	Conventional
Year Built	1996
Building Condition	Very Good
Wall Construction	Brick

Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	138 sqm
Number of Main Rooms	6

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

Certificate of Title

Title Reference: CT 5319/610
Status: CURRENT
Edition: 2

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title



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: 2677285

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

DATE OF ISSUE

27/05/2025

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

05096267

OWNERSHIP NAME

M E HENKE

PROPERTY DESCRIPTION

41A ANSTEY CRES / MARLESTON SA 5033 / LT 2

ASSESSMENT NUMBER

2127242209

TITLE REF.

(A "+" indicates multiple titles)

CT 5319/610

CAPITAL VALUE

\$780,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2024-2025

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00
\$ 293.90
\$ 232.75
\$ 46.00
\$ -65.15
\$ 0.00

Please Note:

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

EXPIRY DATE

25/08/2025



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7002415318</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small></p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to:</p> <p>Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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OFFICIAL: Sensitive

**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: 2677285

DATE OF ISSUE

27/05/2025

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

M E HENKE

FINANCIAL YEAR

2024-2025

PROPERTY DESCRIPTION

41A ANSTEY CRES / MARLESTON SA 5033 / LT 2

ASSESSMENT NUMBER

2127242209

TITLE REF.

(A "+" indicates multiple titles)

CT 5319/610

TAXABLE SITE VALUE

\$590,000.00

AREA

0.0487 HA

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

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

Please Note:

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

ON OR BEFORE**25/08/2025****Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

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

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Billers Code: 456293 Ref: 7002415227 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>® Registered to BPAY Pty Ltd ABN 69 079 137 518</small>	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Commissioner of State Taxation , along with this Payment Remittance Advice to: Revenue SA Locked Bag 555 ADELAIDE SA 5001
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OFFICIAL: Sensitive

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
21 27242 20 9	CT5319610	28/5/2025	9030	2677285

DIVINE FORMS
 SHOP 20
 1007-1009 NORTH EAST RD
 RIDGEHAVEN SA 5097
 chantel@divineconveyancing.com

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: JM & ME HENKE
 Location: 41A ANSTEY CRES MARLESTON LT 2
 Description: 6H CP Capital Value: \$ 780 000
 Rating: Residential

Periodic charges

Raised in current years to 30/6/2025

			\$
	Arrears as at: 30/6/2024	:	0.13CR
Water main available: 1/7/1996	Water rates	:	314.40
Sewer main available: 1/7/1996	Sewer rates	:	485.16
	Water use	:	324.61
	SA Govt concession	:	412.20CR
	Recycled Water Use	:	0.00
	Service Rent	:	0.00
	Recycled Service Rent	:	0.00
	Other charges	:	0.00
	Goods and Services Tax	:	0.00
	Amount paid	:	711.84CR
	Balance outstanding	:	0.00

Degree of concession: 100.00% Date granted: 1/7/1996
 Recovery action taken: FULLY PAID

Next quarterly charges: Water supply: Not declared Sewer: Not declared Bill: 9/7/2025

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

The last Water Use Year ended on 04/04/2025.

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

If your property was constructed before 1929, it's recommended you request a property interest report and internal 'as constructed' sanitary drainage drawing to understand any specific requirements relating to the existing arrangements.

As constructed sanitary drainage drawings can be found at <https://maps.sa.gov.au/drainageplans/>.

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

South Australian Water Corporation

Name:
JM & ME HENKE

Water & Sewer Account
Acct. No.: 21 27242 20 9

Amount: _____

Address:
41A ANSTEY CRES MARLESTON LT 2

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	2127242209



Bill code: 8888
Ref: 2127242209

Telephone and Internet Banking — BPAY®

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



Paying online

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



Paying by phone

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

SA Water account number: 2127242209



**Government of
South Australia**

South Australian Water Corporation
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