



Certificate of Title - Volume 5377 Folio 441

Parent Title(s) CT 4260/995

Creating Dealing(s) CONVERTED TITLE

Title Issued 15/11/1996 Edition 6 Edition Issued 30/03/2022

Estate Type

FEE SIMPLE

Registered Proprietor

ROBERT NOEL JACOBS
BRONWYN RAE JACOBS
OF 17 WOODCROFT DRIVE MORPHETT VALE SA 5162
AS JOINT TENANTS

Description of Land

ALLOTMENT 57 DEPOSITED PLAN 17041
IN THE AREA NAMED MORPHETT VALE
HUNDRED OF NOARLUNGA

Easements

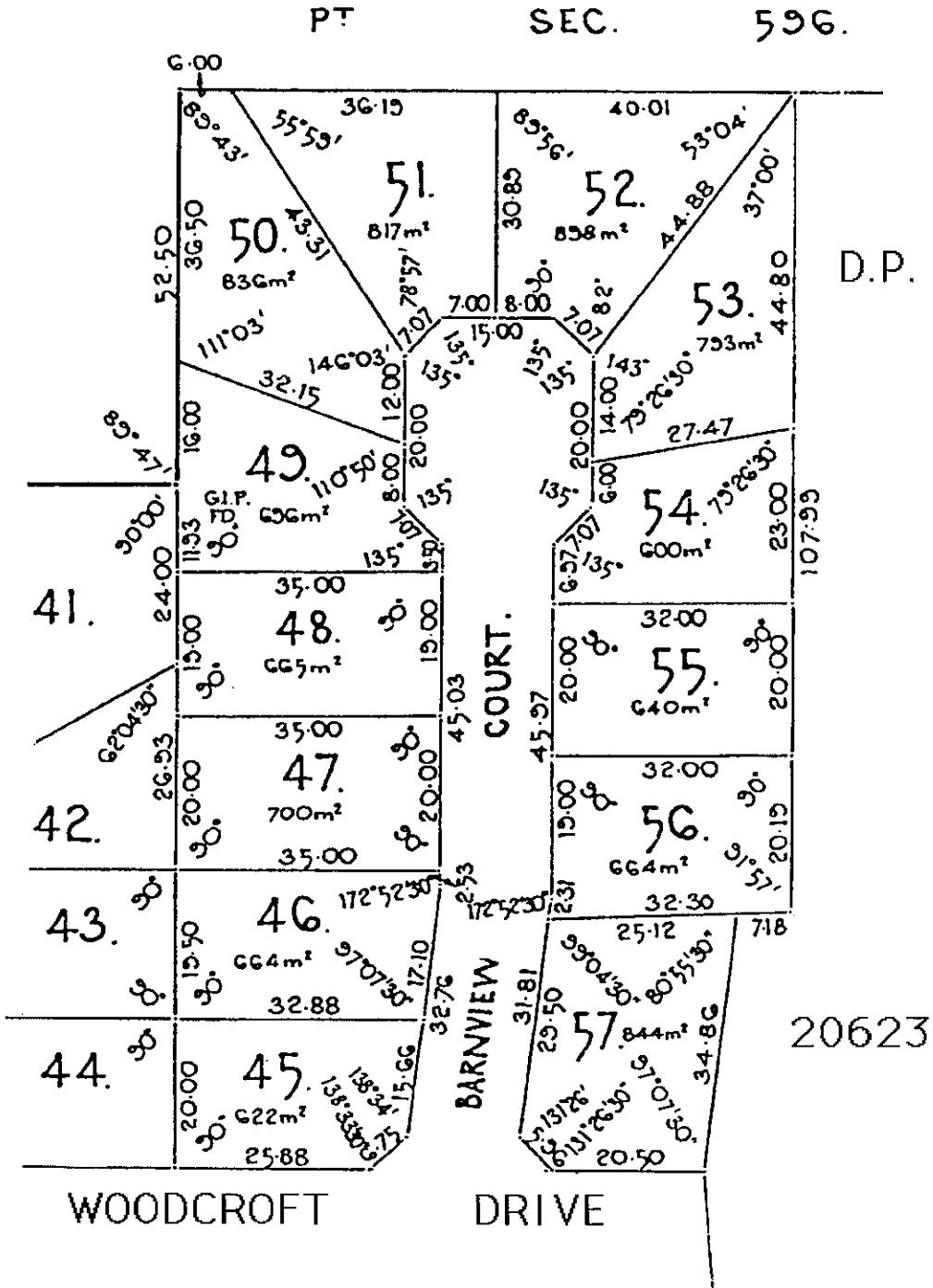
NIL

Schedule of Dealings

Dealing Number	Description
6134823	ENCUMBRANCE TO ELKANAH INC. (SINGLE COPY ONLY)
13751095	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Notations

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



A scale bar diagram with a horizontal line. Above the line, the text **~SCALE~** is written. Below the line, numerical markings are present: 0, 10, 25, 50, and 75 METRES. The distance between 0 and 25 is indicated by a thick black segment. The distance between 25 and 50 is indicated by a thin black segment. The distance between 50 and 75 is indicated by another thick black segment. The text **75 METRES.** is written to the right of the 75 mark.

Property Interest Report

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

Title Reference	CT 5377/441	Reference No. 2510548
Registered Proprietors	R N & B R*JACOBS	Prepared 16/10/2023 13:53
Address of Property	17 WOODCROFT DRIVE, MORPHETT VALE, SA 5162	
Local Govt. Authority	CITY OF ONKAPARINGA	
Local Govt. Address	PO BOX 1 NOARLUNGA CENTRE SA 5168	

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

Table of Particulars

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

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

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

1. General

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

2. Aboriginal Heritage Act 1988

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

	an area surrounding a site	
2.3	Part 3 Division 6 - Aboriginal heritage agreement	Aboriginal Affairs and Reconciliation in AGD has no record of any agreement affecting this title also Refer to the Certificate of Title
3.1	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
4.1	section 5 - Notice requiring payment	Crown Lands Program in DEW has no record of any notice affecting this title
5.1	section 42 - Condition (that continues to apply) of a development authorisation <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.2	section 50(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.3	section 50(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.4	section 55 - Order to remove or perform work	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
5.5	section 56 - Notice to complete development	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
5.6	section 57 - Land management agreement	Refer to the Certificate of Title
5.7	section 60 - Notice of intention by building owner	Contact the vendor for these details
5.8	section 69 - Emergency order	State Planning Commission in the Department for Trade and Investment has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply
5.9	section 71 - Fire safety notice	Building Fire Safety Committee in the Department for Trade and Investment has no record of any notice affecting this title

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

6. Repealed Act conditions

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

7. Emergency Services Funding Act 1998

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

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

Act

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

19. *Land Tax Act 1936*

19.1	Notice, order or demand for payment of land tax	<p>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.</p> <p>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</p>
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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
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21. *Local Government Act 1999*

21.1	Notice, order, declaration, charge, claim or demand given or made under the Act	Contact the Local Government Authority for other details that might apply
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22. *Local Nuisance and Litter Control Act 2016*

22.1	section 30 - Nuisance or litter abatement notice	Contact the Local Government Authority for other details that might apply
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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
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24. *Mining Act 1971*

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

24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
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25. *Native Vegetation Act 1991*

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

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

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

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

27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title
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28.	<i>Phylloxera and Grape Industry Act 1995</i>	
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.	<i>Planning, Development and Infrastructure Act 2016</i>	
29.1	Part 5 - Planning and Design Code <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<p>Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.</p> <p>also</p> <p>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</p> <p>also</p> <p>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</p> <p>also</p> <p>Contact the Local Government Authority for other details that might apply to a place of local heritage value</p> <p>also</p> <p>For details of declared significant trees affecting this title, contact the Local Government Authority</p> <p>also</p> <p>Code Amendment</p> <p>O'Sullivan Beach - proposed amendment seeks to rezone two vacant allotments of approximately 6 hectares, from Strategic Employment Zone to General Neighbourhood Zone, to allow for low to medium density residential development. For more information please refer to the 'Code Amendments' page on the PlanSA portal: or contact the City of Onkaparinga Council.</p> <p>Code Amendment</p> <p>Flooding Hazards Mapping Update - seeks to update the extent of the Hazard (Flooding – Evidence Required) Overlay in the Planning and Design Code in 13 local government areas and several Outback Areas of the State, based on more recent flood hazard mapping. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.</p> <p>Code Amendment</p> <p>Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.</p>
29.2	section 127 - Condition (that continues to apply) of a development authorisation <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<p>State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title</p> <p>also</p> <p>Contact the Local Government Authority for other details that might apply</p>
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	State Planning Commission in the Department for Trade and Investment has no

	work	record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

30.1	section 8 or 9 - Notice or order concerning pests	Plant Health in PIRSA has no record of any notice or order affecting this title
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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
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		Contact the Local Government Authority for other details that might apply
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval</i>	Public Health in DHW has no record of any condition affecting this title also
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)</i>	Contact the Local Government Authority for other details that might apply 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. <i>South Australian Public Health Act 2011</i>		
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 Part 4 - Condition (that continues to apply) of an approval</i>	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. <i>Upper South East Dryland Salinity and Flood Management Act 2002 (expired)</i>		
33.1	section 23 - Notice of contribution payable	DEW has no record of any notice affecting this title
34. <i>Water Industry Act 2012</i>		
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. <i>Water Resources Act 1997 (repealed)</i>		
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. <i>Other charges</i>		
36.1	Charge of any kind affecting the land (not included in another item)	Refer to the Certificate of Title also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

The following additional information is provided for your information only.

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

City Of Onkaparinga
PO Box 1
Noarlunga Centre SA 5168



Telephone (08) 83840666 Facsimile (08) 8382 8744

Certificate No:
115432

Property Information And Particulars
In response to an enquiry pursuant to Section 7 of the
The Land & Business (Sale & Conveyancing) Act, 1994

TO: Fentons Forms
PO Box 298
CHRISTIES BEACH SA 5165

DETAILS OF PROPERTY REFERRED TO:

ASSESSMENT NO	:	67954-9
VALUER GENERAL NO	:	8684053600
VALUATION	:	\$720,000
OWNER	:	Mr R N Jacobs and Mrs B R Jacobs
PROPERTY ADDRESS	:	17 Woodcroft Drive, MORPHETT VALE SA 5162
VOLUME/FOLIO	:	CT-5377/441
LOT/PLAN NUMBER	:	Allot 57 Sec 596 DP 17041
WARD	:	03 Knox Ward

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

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

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

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

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

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

INFORMATION NOTE

CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

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

Development Act 1993

Section 42

Condition (that continues to apply) of a development authorisation

NO

Planning Act 1982 (repealed)

Condition (that continues to apply) of a development authorisation

YES

Application Number: 860/5923/1986

Description: Garage

Decision: Approved

Decision Date: 24-Nov-1986

Planning Conditions

See attached

PLANNING DECISION NOTIFICATION

Development Number

860/5923/86

Register Copy

FOR DEVELOPMENT APPLICATION

DATED 10/11/86

REGISTERED ON 20/11/86

Regulation 47
Sixth Schedule

South Australia
Planning Act
Development Control Regulations

To

Mr. J. Lucas,
8 Jordan Drive,
MORPHETT VALE S.A. 5162

Location
of
Proposed
Development

17 Woodcroft Drive, Morphett Vale.

Nature of
Proposed
Development

Erection of a garage.

From:

City of Noarlunga

In respect of this proposed development you are informed that:

consent is refused
 consent is granted
 consent is granted subject to (2) condition(s)

N/A representations(s) from third parties concerning your proposal were received.

If there were third party representations, any consent or consent with conditions does not operate until the period(s) specified on the back of the original of this form have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out below. Please also refer to the information on the back of this form about appeal rights and operation of consent.

CONDITIONS OF APPROVAL:

1. The garage shall be used for domestic purposes only.
2. The garage shall not be used for human habitation.

3-REGISTERED COPY

Signed: *J. J. Lucas for*

Dated: *24/11/86*

Chairman, S.A. Planning Commission
 Town Clerk
 District Clerk
 Sheets attached

Appeal(s): Yes No By Applicant By Third Party Result of Appeal:

Building Act 1971 (repealed)

Condition (that continues to apply) of an approval or authorisation granted under the repealed authorisation

NO

Planning and Development Act 1966 (repealed)

Condition (that continues to apply) of a development authorisation

NO

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code

Zones

General Neighbourhood (GN)

Subzones

NO

Zoning overlays

Overlays

Affordable Housing

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

Hazards (Bushfire - Urban Interface) (Urban Interface)

The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

Native Vegetation

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Urban Tree Canopy

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

Is the land situated in a designated State Heritage Place/Area?

NO

Is the land designated as a Local Heritage Place?

NO

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

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

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

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

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information. <https://code.plan.sa.gov.au/>

Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

The Property Interest Report available through Land Services SA provides information necessary for Conveyancers to complete the Vendor's Statement.

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

Section 127

Condition (that continues to apply) of a development authorisation

NO

Part 2—Items to be included if land affected

Development Act 1993 (repealed)

Section 50(1)

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

NO

Section 50(2)

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

NO

Section 55

Order to remove or perform work

NO

Section 56

Notice to complete development

NO

Section 57

Land management agreement

NO

Section 69

Emergency order

NO

Section 71 (only)

Fire safety notice

NO

Section 84

Enforcement notice

NO

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

Enforcement order

NO

Part 11 Division 2

Proceedings

NO

Fire and Emergency Services Act 2005

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

Notice

NO

Section 56 (repealed)

Notice issued

NO

Food Act 2001

Section 44

Improvement notice issued against the land

NO

There are no current Section 44 Notices of the Food Act 2001 issued under Standard 3.2.3 Food Premises and Equipment

Section 46
Prohibition order

NO

Housing Improvement Act 1940 (repealed)

Section 23
Declaration that house is undesirable or unfit for human habitation

NO

Land Acquisition Act 1969

Section 10
Notice of intention to acquire

NO

Local Government Act 1934 (repealed)

Notice, order, declaration, charge, claim or demand given or made under the Act

NO

Local Government Act 1999

Notice, order, declaration, charge, claim or demand given or made under the Act

NO

Refer to separate attachment for Rates and Charges

Local Nuisance and Litter Control Act 2016

Section 30
Nuisance or litter abatement notice issued against the land

NO

Planning, Development and Infrastructure Act 2016

Section 139
Notice of proposed work and notice may require access

NO

Section 140
Notice requesting access

NO

Section 141
Order to remove or perform work

NO

Section 142
Notice to complete development

NO

Section 155
Emergency order

NO

Section 157
Fire safety notice

NO

Section 192 or 193
Land Management Agreements

NO

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

Public and Environmental Health Act 1987 (repealed)

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

South Australian Public Health Act 2011

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

Particulars of building indemnity insurance

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

Particulars relating to environment protection

Further information held by council

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

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

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 council (on payment of any fee fixed by the council). However, it is expected that the ability to supply further details will vary considerably between councils.

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

It should be noted that –

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

General

Easement

No easement exists for drainage purposes – Refer to Certificate of Title of subdivision plans (ie Deposited Plans, Community Plans, File Plans etc) for details of easements in the interests of other State Departments or Agencies).

NO

Are you aware of any encroachment on the easement?

NO

Lease, agreement for lease, tenancy agreement or licence

(The information does not include the information about sublease or subtenancy.

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

NO

Caveat

NO

Other

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

NO

PLEASE NOTE:

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

This statement is made the 16-Oct-2023



Emma Moyle
Coordinator Development Support
AUTHORISED OFFICER

DATED THIS 23rd DAY OF December

1985

THE COMMON SEAL of SEVERN)
 INVESTMENTS PTY LTD. was)
 hereunto affixed in the)
 presence of:)

..... *R. Allen* Director
 *John* Secretary



EXECUTION AND
 ATTESTATION
 (See Note 8)

SHORT FORM OF
 PROOF
 (See Note 9)

Appeared before me at _____ the _____ day of _____
 19_____
 the encumbrancer, within described the party executing the within instrument being a person well known to me and did freely and voluntarily sign the same.

Appeared before me at _____ the _____ day of _____
 19_____
 the encumbrancer, within described the party executing the within instrument being a person well known to me and did freely and voluntarily sign the same.

(SIGNED) _____

LONG FORM OF PROOF
 (See Note 10)

Appeared before me at _____ the _____ day of _____
 19_____
 (hereinafter referred to as "the witness"), a person known to me and of good repute, attesting witness to this instrument, and acknowledged his signature to the same; and did further declare that the encumbrancer, the party executing the same, was personally known to the witness, that the signature to the said instrument is in the handwriting of the encumbrancer, and that the encumbrancer did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

(SIGNED) _____

Appeared before me at _____ the _____ day of _____
 19_____
 (hereinafter referred to as "the witness"), a person known to me and of good repute, attesting witness to this instrument, and acknowledged his signature to the same; and did further declare that the encumbrancer, the party executing the same, was personally known to the witness, that the signature to the said instrument is in the handwriting of the encumbrancer, and that the encumbrancer did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

(SIGNED) _____

MEMORANDUM OF ENCUMBRANCE

Form M.2

The whole of the land comprised and described
in Certificate of Title Register Book

Volume 4260 Folio 995

DESCRIPTION OF LAND
(See Note 3)

ESTATE AND INTEREST
(See Note 4)

Estate in fee simple

ENCUMBRANCES
(See Note 5)

Nil

ENCUMBRANCER
(Full name, address and
occupation.)
(See Note 6)

SEVERN INVESTMENTS PTY.LTD. of 5 Beresford Avenue
Christie Downs 5164

ENCUMBRANCEE
(Full name, address and
occupation.)
(See Note 7)

ELKANAH INCORPORATED C/- of Post Office Box 169
Morphett Vale Central 5162

THE ENCUMBRANCER HEREBY ENCUMBERS THE ESTATE AND INTEREST HEREIN SPECIFIED IN THE LAND ABOVE DESCRIBED FOR THE BENEFIT OF THE ENCUMBRANCEE SUBJECT HOWEVER TO THE ENCUMBRANCES AS SHOWN HEREON WITH A yearly rent charge of 10 cents TO BE PAID TO THE ENCUMBRANCEE (a) if demanded by the Encumbrancee

AT THE TIMES AND IN THE MANNER FOLLOWING (b) on the 1st day of January in each and every year commencing on the 1st day of January next after the execution hereof to the intent that the Encumbrancee shall hold the said yearly rent charge in fee simple and with the performance and observance of the covenants by the Encumbrancer or implied herein

AND

To the intent that the benefit of the covenants hereinafter set out shall be annexed to and devolve with each and every part of the land comprised in Deposited Plan No. 17041 other than the land hereby encumbered

IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCEE and, all other persons claiming under the Encumbrance as purchasers of part or parts of such land as follows:

1. The Encumbrancer will pay to the Encumbrancee the said sum of TEN CENTS (\$0.10) (if demanded) on the 1st day of January next and on each and every 1st day of January thereafter provided that none of the foregoing provisions for or in respect of payment of the said rent charge shall in any way affect or prejudice the rights

COVENANTS—continued

of the Encumbrance to an injunction to prevent or restrain any breach of the covenants or other stipulations hereinafter set out or to damages for any such breach.

2. The Encumbrancer will not upon the said land or in respect thereof build or erect any fencing:-
 - (a) to a height exceeding one point eight two (1.82) metres,
 - (b) other than of brush or colourbond,
 - (c) nearer to any road or street which the said land abuts than the building line directed by the Encumbrancee.
3. The Encumbrancer will not build; or erect any dwelling on the said land:-
 - (a) other than in accordance and compliance with the Building Act and any other relevant statute or any regulations made thereunder;
 - (b) of a size of less than fourteen (14) squares, and
 - (c) constructed of less than seventy five per centum (75%) of brick or stone.
4. The Encumbrancer will not permit or allow the said land to remain without a properly maintained garden area reasonably satisfactory to the Encumbrancee having regard to similar gardens maintained on the balance of the land contained in Deposited Plan No. 17041 after the expiration of twelve (12) calendar months from the date of practical completion of any dwelling thereon.
5. The Encumbrancer shall not upon the said land or in respect thereof build or erect any outbuildings (which shall include any shed or carpark):-
 - (a) to a height exceeding two point four three (2.43) metres from the ground level;
 - (b) other than of masonry or colourbond; and,
 - (c) nearer than three metres from the line furthest from any road or street which the said land abuts. of any dwelling constructed or to be constructed on the said land.

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ANNEXURE to To be completed by lodging party	dated	NUMBER Office use only
6134823		

6. The Encumbrancer shall not upon the said land or in respect thereof:-

- (a) erect or permit to be erected any exposed television or radio antennae to a height exceeding two point four three (2.43) metres from ground level;
- (b) erect or permit the erection of more than one dwelling on the said land to the intent that no multiple dwelling shall be constructed on the said land.

7. Notwithstanding anything to the contrary herein contained, the Encumbrancer shall not transfer the said land or any part thereof without causing (at the cost and expense in all things of the Encumbrancer) the transferee thereof to execute in favour of the Encumbrancee a Memorandum of Encumbrance over the said land or part thereof (as the case may be), such Memorandum of Encumbrance to be otherwise substantially in the form of this Memorandum of Encumbrance and to be registered at the South Australian Lands Titles Registration Office so that the estate or interest thereby created has priority to all extant or proposed estates, interests and rights which affect or may affect the said land or part thereof (as the case may be), save for the estate or interest created by the Memorandum of Transfer of the said land or part thereof (as the case may be) to such transferee.

TO THE INTENT that the burden of the covenants set forth in clauses 2-6 (both inclusive) hereof shall run with and bind the said land and every part thereof and to the intent that the benefit thereof shall be annexed to and devolve with each and every part of the land comprised in the said Deposited Plan No. 17041 other than the land hereby encumbered and with certain contiguous land of which the Encumbrancee is registered as the proprietor:

8. Upon the Encumbrancer both ceasing to be registered as the proprietor of the whole or any part of the said land (hereinafter called "the relevant part") and causing clause 7 hereof to be complied with in respect of the relevant part the Encumbrancer

shall be released and discharged from the obligation to observe and perform the provisions contained in clause 16 (both inclusive) hereof insofar as the provisions of such clauses relate to or affect the relevant part provided however that the Encumbrancer shall remain liable to use its best endeavours from time to time at the request and cost in all things of the Encumbrancee to secure compliance with the provisions contained in clause 16 (both inclusive) hereof by all the Encumbrancer's assigns and successors in title hereafter acquiring an estate or interest in the relevant part or any part thereof.

9. Any waiver by the Encumbrancee of any breach of any one or more of the covenants, conditions, restrictions or stipulations herein contained shall not be nor be construed to be a waiver of any subsequent or other breach of the same or any of the covenant conditions restriction or stipulation herein contained, nor shall any failure on the part of the Encumbrancee to require or exact full and complete compliance with any of the covenants conditions restrictions or stipulations herein contained be construed as in any manner changing the terms hereof or to prevent the Encumbrancee from enforcing the full provisions hereof.
10. Subject as aforesaid the Encumbrancee shall be entitled to all the powers rights and remedies given to an encumbrancee by the Real Property Act 1886 as amended from time to time.
11. (1) In the event that at any time or from time to time the Encumbrancee in respect of the said land or any part thereof is required constrained or otherwise determines to exercise and does exercise the power of sale prescribed unto the Encumbrancee its assigns and successors in title aforesaid by virtue of the provisions of the Real Property Act 1886 (as amended) and whether or not in the exercise of such power of sale the provisions covenants conditions and stipulations of this Encumbrance shall or might be extinguished abrogated restricted or otherwise affected

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ANNEXURE to To be completed by lodging party	dated	NUMBER Office use only
6134823		
<p>then and in any such case the Encumbrancee and its assigns and successors in title as aforesaid shall have the full power liberty and discretion to require of any transferee of the said land or any part thereof to execute in favour of the Encumbrancee a Memorandum of Encumbrance over the said land or part thereof (as the case may be), such Memorandum of Encumbrance to be otherwise substantially in the form of this Memorandum of Encumbrance and to be registered at the South Australian Lands Titles Registration Office so that the estate or interest thereby created has priority to all extant or proposed estates interests and rights which affect or may affect the said land or part thereof (as the case may be) save for the estate or interest created by the Memorandum of Transfer of the said land or part thereof (as the case may be) to such transferee and it is hereby acknowledged covenanted and agreed that to the extent that the provisions of this subclause shall in any way detract from or otherwise prejudice the ability of the Encumbrancee its assigns and successors in title as aforesaid to procure a purchaser for the said land or part thereof so conveyed in the exercise of the power of sale as aforesaid the Encumbrancee its assigns and successor in title as aforesaid shall not by reason of such detraction or prejudice, be or be deemed to be in breach of its or their obligation to mitigate its or their losses and damages by obtaining a purchaser at the best price reasonably obtainable in the most expeditious manner and the Encumbrancer for itself and its assigns and successors in title waives and abandons all its rights in that regard.</p> <p>(2) If a term covenant condition or provision of this Encumbrance is or is held by a court of competent jurisdiction to be invalid void or unenforceable the remainder of such terms,</p>		

covenants, conditions and provisions shall remain in full force and effect and shall in no way be affected, impaired or invalidated thereby.

- (3) The costs of and incidental to the preparation execution stamping and registration of this Encumbrance shall be borne by the Encumbrancer.
- (4) All costs charges expenses and payments which may be incurred or made by the Encumbrancee in the exercise or enforcement or attempted exercise or enforcement of any power right or remedy conferred on the Encumbrancee hereunder or by law or which the Encumbrancee may in any other way incur owing to the breach of any covenants herein contained or implied shall be paid by the Encumbrancer and shall be secured by these presents and to the extent to which the same shall be or include the costs and disbursements of the Encumbrancee's solicitors such costs and disbursements shall be calculated in accordance with the conveyancing scale as laid down by the Supreme Court of South Australia on the basis of solicitor and own client.

12. Any notice which either party hereto shall desire to give or which by these presents is required to be given by either party hereto to the other party may be signed by such first mentioned party or for and on behalf of such first mentioned party by any duly authorised officer or agent of such first mentioned party and may be served on the other party by sending the same through the post from any post office in South Australia by registered or certified mail in an envelope addressed to such other party at its address first hereinbefore appearing or such other address as it may advise by notice in writing given in accordance with the provisions herein contained and the same shall be deemed to have been served on the second day (other than a Saturday, a Sunday or other public holiday within the meaning of the Holidays Act 1910 (as amended)) following the day on which the same was posted as aforesaid.

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ANNEXURE to To be completed by lodging party	dated	NUMBER Office use only	6134823
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13. Wheresoever any term used herein shall be defined in the Planning Act 1982 (as amended) or in the regulations made thereunder the same shall bear the meaning so ascribed to it unless the context shall otherwise require.



RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865

Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2510548

FENTONS FORMS PTY LTD
POST OFFICE BOX 298
CHRISTIES BEACH SA 5165

DATE OF ISSUE

17/10/2023

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

OWNERSHIP NUMBER	OWNERSHIP NAME
05521577	R N & B R JACOBS

PROPERTY DESCRIPTION

17 WOODCROFT DR / MORPHETT VALE SA 5162 / LT 57

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
8684053600	CT 5377/441	\$720,000.00	R4 1.000	RE 0.400

LEVY DETAILS:

FINANCIAL YEAR 2023-2024	FIXED CHARGE	\$ 50.00
	+ VARIABLE CHARGE	\$ 291.45
	- REMISSION	\$ 182.60
	- CONCESSION	\$ 0.00
	+ ARREARS / - PAYMENTS	\$ -158.85
	= AMOUNT PAYABLE	\$ 0.00

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

EXPIRY DATE 15/01/2024



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

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



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: 2510548

FENTONS FORMS PTY LTD
POST OFFICE BOX 298
CHRISTIES BEACH SA 5165

DATE OF ISSUE

17/10/2023

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

OWNERSHIP NAME
R N & B R JACOBS

FINANCIAL YEAR
2023-2024

PROPERTY DESCRIPTION

17 WOODCROFT DR / MORPHETT VALE SA 5162 / LT 57

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
8684053600	CT 5377/441	\$235,000.00	0.0844 HA

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

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

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

ON OR BEFORE **15/01/2024**



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

CITY OF ONKAPARINGA
PO BOX 1
NOARLUNGA CENTRE SA 5168
Telephone (08) 8384 0666 **Facsimile (08) 8382 8744**

Cert No. 115432

LOCAL GOVERNMENT RATES SEARCH

16-Oct-2023

TO: Fentons Forms
PO Box 298
CHRISTIES BEACH SA 5165

DETAILS OF PROPERTY REFERRED TO:

Rates Assessment No	:	67954 -9
Valuer General No	:	8684053600
Valuation	:	\$720,000
Owner :		Mr R N Jacobs and Mrs B R Jacobs
Property Address	:	17 Woodcroft Drive, MORPHETT VALE SA 5162
Volume/Folio	:	CT-5377/441
Lot/Plan Number	:	Allot 57 Sec 596 DP 17041
Ward	:	03 Knox Ward

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

Rates and Fines in Arrears (not paid 30 June 2023) and/or Block Clearing Charges	0.00
Postponed Amount in Arrears (if applicable) monthly interest of 0.31666% applies	0.00
Interest on Arrears charged in current financial year monthly interest of 0.48333% applies	0.00
Rates for the current 2023-2024 Financial Year applicable from 1 July 2023:	
Amount payable by 1 st September 2023	2,158.53
PLUS Current postponed amount (if applicable)	0.00
Total Rates Levied 2023-2024	\$2,158.53

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

Less Council Rebate.	0.00
Less Council Capping Rebate	0.00
Less Council CWMS Rebate	0.00
Fines and interest for the current financial year (2% fine when rates first become overdue and 0.48333% interest applied per month thereafter)	0.00
Postponed Interest (0.31666% per month on total of postponed rates and interest)	0.00
Less paid current financial year	-541.53
Overpayment	0.00
Legal Fees and / or Bank Charges (current)	0.00
Legal Fees and / or Bank Charges (arrears)	0.00
Refunds, Rates Remitted or Small Balance Adjustments	0.00
Balance - rates and other monies due and payable	1,617.00
Property Related Debts	0.00

BPAY Biller Code: 48470	TOTAL BALANCE	\$1,617.00
Ref: 679549		

Ellen Keightley

AUTHORISED OFFICER

This statement is made the 16 October, 2023

Account Number L.T.O Reference Date of issue Agent No. Receipt No.
86 84053 60 0 **CT5377441** **17/10/2023** **8278** **2510548**

FENTONS FORMS PTY LTD
PO BOX 298
CHRISTIES BEACH SA 5165
admin@fentonsforms.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: RN & BR JACOBS
Location: 17 WOODCROFT DR MORPHETT VALE LT 57
Description: 9EHGD SHED **Capital Value:** \$ 720 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2023

		\$
	Arrears as at: 30/6/2023	: 213.84
Water main available:	1/10/1986	Water rates
Sewer main available:	1/10/1986	: 74.20
		Sewer rates
		: 110.52
		Water use
		: 37.56
		SA Govt concession
		: 0.00
		Recycled Water Use
		: 0.00
		Service Rent
		: 0.00
		Recycled Service Rent
		: 0.00
		Other charges
		: 0.00
		Goods and Services Tax
		: 0.00
		Amount paid
		: 436.12CR
		Balance outstanding
		: 0.00

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

Next quarterly charges: Water supply: 74.20 Sewer: 110.52 Bill: 6/12/2023

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

The last Water Use Year ended on 26/05/2023.

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

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



Government of
South Australia

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

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



South Australian Water Corporation

Name:
RN & BR JACOBS

Water & Sewer Account
Acct. No.: 86 84053 60 0

Amount: _____

Address:
17 WOODCROFT DR MORPHETT VALE
LT 57

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	8684053600



Biller code: 8888
Ref: 8684053600

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: 8684053600



Government of
South Australia

South Australian Water Corporation
250 Victoria Square/Tarntanyangga
Adelaide SA 5000
GPO Box I751 Adelaide SA 5001

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