

Register Search (CT 5957/638) 13/12/2024 02:38PM

20241213006593

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 5957 Folio 638

Parent Title(s) CT 5687/613, CT 5687/615

Creating Dealing(s) ACT 10204725

Title Issued 03/02/2006 **Edition** 6 **Edition Issued** 03/12/2024

Estate Type

FEE SIMPLE

Registered Proprietor

KARINA RUTH TYRRELL OF 31 SHELLEY AVENUE FIRLE SA 5070

Description of Land

LOT 1 PRIMARY COMMUNITY STRATA PLAN 22763 IN THE AREA NAMED ROSEWATER HUNDRED OF PORT ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number Description

14412794 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date Dealing Number Description Status

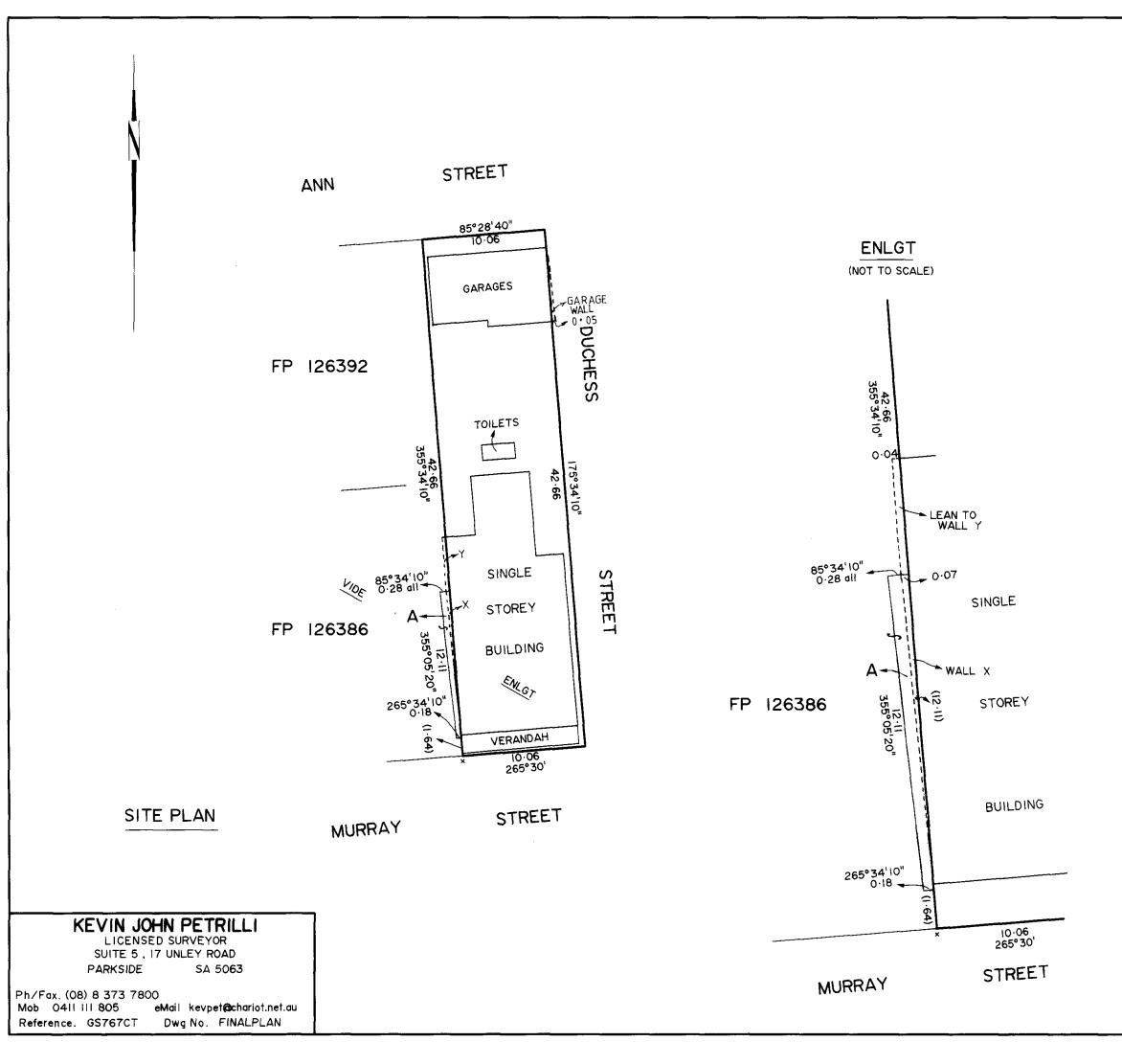
13/04/2005 10204726 BY-LAWS FILED

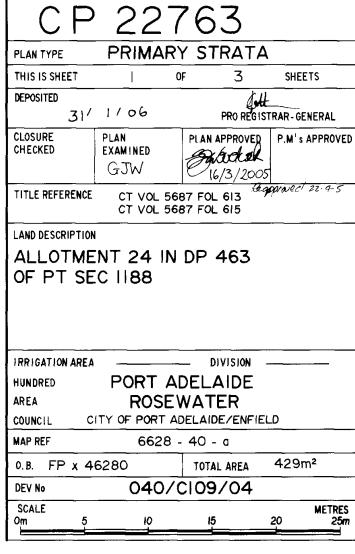
Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G664/1990

Administrative Interests NIL

Land Services SA Page 1 of 1





PLAN NUMBER

ANNOTATIONS

PORTION OF ALLOTMENT 6 IN FP 126386 MARKED A IS TO BE SUBJECT TO AN EASEMENT FOR EAVES AND GUTTERS APPURTENANT TO LOT 2 IN CP 22763

ENCROACHMENT OF GARAGE WALL OCCURS OVER DUCHESS STREET (PUBLIC STREET)

ENCROACHMENT OF WALL AND LEAN TO WALL OCCURS OVER ADJACENT PRIVATE LAND LETTERED X AND Y RESPECTIVELY

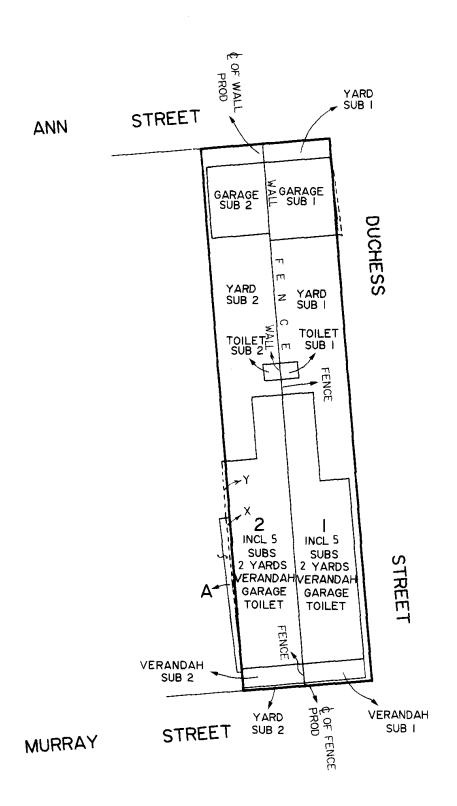
CERTIFICATE OF A LICENSED SURVEYOR

Kevin John Petrilli a licensed surveyor under the Survey Act 1992, certify that this community plan -

(I) has been made from surveys carried out in accordance with the Survey Act 1992 by me or under my personal surpervision. The felld work was completed on the 12th day of August 2004—excepting the final placement of survey marks—(strike out if not applicable)

(2) correctly delinates the boundaries of the land comprised in the plan and, as far as practicable, the service infrastructure (if any) and is correct for the purposes of the Community Titles Act 1996 and prepared to scale prescribed by the Community Titles Regulations 1996

Garagethe 3rd day of SEPT 2004



CP PRIMARY STRATA PLAN TYPE 3 2 0F SHEETS 3 109/04 Licensed Surveyor **APPROVED** DEPOSITED PRO REGISTRAR - GENERAL 31/1/2006 Leapproved 22: 4.5 SCALE METRES 20 25m Om ANNOTATIONS

THE LOWER AND UPPER BOUNDARIES OF THE LOT SUBSIDARIES SHOWN AS YARDS HEREON ARE EXISTING GROUND LEVEL AND 3.00 METRES ABOVE THE SAME RESPECTIVELY UNLESS LIMITED IN HEIGHT BY OVERHANGING STRUCTURES

GROUND FLOOR PLAN

KEVIN JOHN PETRILLI

LICENSED SURVEYOR
SUITE 5 , 17 UNLEY ROAD
PARKSIDE SA 5063

Ph/Fax. (08) 8 373 7800

Mob 0411 111 805 eMail Reference. GS767CT Dwg

eMail kevpet@chariot.net.au Dwg No. FINALPLAN

LOT ENTITLEMENT SHEET

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT SUBDIVIDED	
1	5000	
2	5000	
AGGREGATE	10000	

COMMUNITY PLAN NUMBER 22763 3 of 3 THIS IS SHEET SHEETS DEPOSITED APPROVED 31/1/06 PRO REGISTRAR-GENERAL 10204725

CERTIFICATE OF LAND VALUER

TIMOTHY ALDER

being

a land valuer within the meaning of the Land Valuers Act 1994 certify that this schedule is correct for the purposes of the Community Titles Act 1996

Dated the 12th day of

October

2004

Signature of land valuer

OFFICIAL

Level 10 83 Pirie Street Adelaide SA 5000

GPO Box 1815 Adelaide SA 5001

1800 752 664 saplanningcommission@sa.gov.au

Contact	Planning Services
Email	Dti.planningservices@sa.gov.au
Phone:	7133 3030

16 December 2024

Aaron Conveyancing PO Box 521 SALISBURY SA 5108

Dear Sir/Madam

Re: Land and Business (Sale and Conveyancing) Act 1994 - Section 7 Enquiry

Property at 7A Murray Street, Rosewater Registered Proprietor(s): K Tyrrell

I refer to your enquiry to the Department for Housing and Urban Development (DHUD) concerning the parcel of land comprised in Certificate of Title Volume 5957 Folio 638 and the subsequent Property Interest Report (PIR) issued. (Reference No. 2633596 dated 13/12/24).

Items 5.2 and 5.3 of the PIR indicate that the State Planning Commission (SPC) will respond with details of a possible requirement under Section 50 (1) or agreement under Section 50 (2) of the *Development Act 1993 (repealed)* respectively to vest land in a council or the Crown to be held as open space.

I therefore advise that land division proposal/s (040/D004/91 and 040/D005/91) recorded against this property refers to an application for approval to a lease of portion of an allotment for a term greater than six years and accordingly Section 50 of the Development Act 1993 (repealed) does not apply. The proposed lease was granted planning approval by the Corporation of the City of Port Adelaide Enfield.

In addition, there are no relevant details under Sections 198 (1) and 198 (2) of the *Planning, Development and Infrastructure Act 2016* applicable to this Certificate of Title (refer items 29.10 and 29.11 of the PIR).

Yours faithfully

Planning Services Unit on behalf of STATE PLANNING COMMISSION





CERTIFICATE – COUNCIL CHARGES

Searchlight Technology
PO Box 232
RUNDLE MALL SA 5000
Certificate No: Cert09770
Date Issued: 16/12/2024
Valuer-Gen. No: 0404232000
Assessment No: 2898240

Property Owner(s): Ms Karina R Tyrrell

Property Address: 7A Murray Street ROSEWATER SA 5013
Parcel(s) Description: Lot (Comm Land) 1 C 22763 Vol 5957 Folio 638

I certify that the charges set out below were due and payable at the date of the giving of this certificate.

Arrears (Rates/Fines/Interest/Costs) : Current Year's Rates :	0.00 1,086.45
Less Council Rebate/Remission :	0.00
Less Government Remission :	0.00
Current Year's Fines/Interest :	0.00
Current Year's Adjustments :	0.00
Current Year's Other Charges :	0.00
Less Current Year's Payments :	(542.45)
Balance:	\$544.00

For adjustment purposes please note:

- Works may be carried out, for which charges will be raised subsequent to this certificate. (See attached notice where applicable)
- 2. Please note that land that is not currently rateable may have pro-rata rates raised if ownership or usage changes
- 3. Please note that land currently eligible for a Council Rebate or Remission may be subject to a pro-rata reduction in the amount granted if ownership or usage changes.

The charges as shown are valid only for the date of the certificate.

The rates are payable in four equal (or approximately equal) instalments payable in the months of September, December, March and June of the fiscal year that the rates are declared. The current year's rates fall due on 2nd September 2024; 2nd December 2024; 3rd March 2025 and 2nd June 2025. Fines and interest will be added as provided by the *Local Government Act* 1999, as amended.

If settlement occurs within three (3) calendar months from the date of this Certificate, you may check the above details prior to settlement by telephoning the Council and quoting the Assessment No. and the Certificate No. above. Any verbal information provided in relation to the details provided by the Council is not a certificate for the purposes of Section 187 of the Local Government Act 1999.

Where settlement occurs three (3) calendar months or more from the date of this Certificate a new certificate is required.

Chief Executive Officer

Per



Biller Code: 18192 **Ref**: 2898240

Provision of Prescribed Information

Section 12 Land and Business (Sale and Conveyancing) Act 1994

In response to your recent enquiry we advise as follows:

Certificate Number: Cert09770

Address: 7A Murray Street ROSEWATER SA 5013

Council Assessment Number: 2898240

	Prescribed Encumbrance	Other Particulars	
5	Development Act 1993 (Repealed)		
5.1	Section 42 - Condition (that continues to apply) of a development authorisation	NO	N/A
5.2	Section 50(1) - Requirement to vest land in a council or the Crown to be held as open space		N/A
5.3	Section 50(2) - Agreement to vest land in a council or the Crown to be held as open space		N/A
5.4	Section 55 - Order to remove or perform work		N/A
5.5	Section 56 - Notice to complete development		N/A
5.6	Section 57 - Land management agreement		N/A
5.8	Section 69 - Emergency order		N/A
5.9	Section 71 - Fire safety notice		N/A
5.10	Section 84 - Enforcement notice		N/A
5.11	Section 85(6), 85(10) or 106 - Enforcement order		N/A
5.13	Part 11 Division 2 - Proceedings		N/A
6	Repealed Act Conditions		
6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act</i> 1971 (repealed), the <i>City of Adelaide Development Control Act</i> 1976 (repealed), the <i>Planning Act</i> 1982 (repealed) or the <i>Planning and Development Act</i> 1966 (repealed)	Is this item applicable? Will this be discharged or satisfied prior to or at settlement?: NO Application ID: 165/93/A2 Application Description: STEEL FRAMED DOMESTIC GARAGE. Conditions of Authorisation: Details of development applications from this time may be available upon request Application ID: 325/92/A2 Application Description: TIMBER FRAME ADDITIONS TO REAR OF EXISTING ATTACHED RESIDENCE Conditions of Authorisation: Details of development applications from this time may be available upon request	YES

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	Fire and Emergency Services Act 2005		
10.1	Section 105F (or section 56 or 83 (repealed)) - Notice to action required concerning flammable materials on land		N/A
	Food Act 2001		
11.1	Section 44 - Improvement notice		N/A
11.2	Section 46 - Prohibition order		N/A
15	Housing Improvement Act 1940 (repealed)		
15.1 ı	Section 23 - Declaration that house is undesirable or unfit for human habitation		N/A
17	Land Acquisition Act 1969		
17 1	Section 10 - Notice of intention to acquire		N/A
70	Local Government Act 1934 (Repealed)		
20.1	Notice, order, declaration, charge, claim or demand given or made under the Act		N/A
21.1	Local Government Act 1999 Notice, order, declaration, charge, claim or demand given or made under the Act		N/A
22	Local Nuisance and Litter Control Act 2016		
1 22 1	Section 30 - Nuisance or litter abatement notice		N/A
29	Planning, Development and Infrastructure 2016		
		Title or other brief description of zone, subzone and overlay and which the land is situated (as shown in the planning and design code)	
		Is the land situated in a designated State Heritage Area?	
		Please refer to attached document from Plan SA	
		Is the land designated as a place of local heritage value?	
29.1 I	Part 5 - Planning and Design Code	Please refer to attached document from Plan SA	
		Is there declared to be a significant tree or a stand of trees declared to be significant trees on the land?	
		Please refer to attached document from Plan SA	
		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?	
		Please refer to your Property Interest Report	
		rioddo reier to your rioperty interest Nepolt	

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29.2	Section 127 - Condition (that continues to apply) of a development authorisation	Please refer to attached document from Plan SA	N/A
29.5	Section 141 - Order to remove or perform work		N/A
29.6	Section 142 - Notice to complete development		N/A
29.7	Section 155 - Emergency order		N/A
29.8	Section 157 - Fire safety notice		N/A
29.10	Section 198(1) - requirements to vest land in a Council or the Crown to be held as open space		N/A
29.11	Section 198(2) - Agreement to vest land in a Council or the Crown to be held as open space		N/A
29.12	Part 16 Division 1 - Proceedings		N/A
29.13	Section 213 - Enforcement Notice		N/A
29.14	Section 214(6), 214(10) or 222 - Enforcement Order		N/A
31	Public and Environmental Health Act 1987 (Repealed)		
31.1	Part 3 - Notice		N/A
31.2	Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval		N/A
31.3	Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)		N/A
32	South Australian Public Health Act 2011		
32.2	Section 92 - Notice		N/A
32.3	South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval		N/A
36	Other Charges		
	Charge of any kind affecting the land (not included in another item)	Refer to "CERTIFICATE – COUNCIL CHARGES" on page 1 of this document.	**

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Schedule—Division 2—Other particulars (section 7(1)(b))

Particulars of building indemnity insurance

Note: Building indemnity insurance is not required for -

- a) domestic building work for which approval under the Planning, Development and Infrastructure Act 2016, the repealed Development Act 1993 or the repealed Building Act 1971 is or was not required; or
- minor domestic building work (see section 3 of the Building Work Contractors Act 1995); or
- c) domestic building work commenced before 1 May 1987; or
- 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 2011; 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.
- 1. Building indemnity insurance is required: No
- 2. Name of persons insured: N/A
- 3. Name of insurer: N/A
- 4. Limitations on the liability of the insurer: N/A
- 5. Name of the builder: N/A
- Builders licence number: N/A
- 7. Description of insured building work: N/A
- 8. Date of issue of insurance: N/A

Exemption from holding insurance:

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act* 1995 from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

No

- 1. Date of the exemption: N/A
- 2. Name of builder granted the exemption: N/A
- 3. Licence number of builder granted the exemption: N/A
- 4. Details of building work for which the exemption applies: N/A
- 5. Details of conditions for which the exemption is subject: N/A

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6 - 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 *Planning, Development Act* 1993) or the *Planning, Development and Infrastructure Act* 2016?

NC

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

Refer to the repealed *Development Act* 1993 Section of this document particularly Part 3 Development Plan, Section 42 – Condition (that continues to apply) of a development authorisation and Repealed Act conditions listed in this document.

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.

REPLY

I certify that the information and particulars provided above apply at the date of the reply of this inquiry.

Signed for and on behalf of the Chief Executive Officer:

Date: ... ~ 16th December 2024 ...

..

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Data Extract for Section 7 search purposes

Valuation ID 0404232000

Data Extract Date: 16/12/2024

Parcel ID: C22763 FL1

Certificate Title: CT5957/638

Property Address: 7A MURRAY ST ROSEWATER SA 5013

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 110 metres)

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

Affordable Housing

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

Hazards (Flooding - General)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general 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.

Traffic Generating Development

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

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).

N/A

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 5957/638 Reference No. 2633596

K R*TYRRELL **Registered Proprietors** Prepared 13/12/2024 14:38

Address of Property 7A MURRAY STREET, ROSEWATER, SA 5013

Local Govt. Authority CITY OF PORT ADELAIDE ENFIELD

Local Govt. Address PO BOX 110 PORT ADELAIDE BC SA 5015

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

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

1.2 Easement

(whether over the land or annexed to the

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

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

1.3 Restrictive covenant

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

Lease, agreement for lease, tenancy 1.4 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.)

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

1.5 Caveat

Lien or notice of a lien Aboriginal Heritage Act 1988

2.1 section 9 - Registration in central archives of an Aboriginal šite or object

section 24 - Directions prohibiting or restricting access to, or activities on, a site or

Refer to the Certificate of Title

Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance

Refer to the Certificate of Title

also

Contact the vendor for these details

Refer to the Certificate of Title

Refer to the Certificate of Title

Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title

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

2.2

1.6

2.

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)

section 42 - Condition (that continues to 5.1 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 will respond with details relevant to this item

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 will respond with details relevant to this item

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

section 60 - Notice of intention by building 5.7 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 State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title order 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 Building Act 1971 (repealed), the City of Adelaide Development Control Act, 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)

> [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

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

EPA (SA) does not have any current Orders registered on this title

8

section 103N - Notice of declaration of

contamination)

special management area in relation to the land (due to possible existence of site

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

CT 5957/638

8.8

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	Contact the Local Government Authority for other details that might apply
	(repealed)) - Notice to take action to prevent outbreak or spread of fire	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 A	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

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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>La</i>	and 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
18. <i>La</i>	andscape 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
	unauthorised activity	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

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	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. <i>La</i>	nd 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. <i>La</i>	cal 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. <i>Lo</i>	cal 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. Lo	cal 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. <i>M</i> e	etropolitan 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. <i>Mi</i>	ining 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

Contact the vendor for these details

24.8

section 82(1) - Deemed consent or agreement

24.9 Proclamation with respect to a private mine

Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title

25. Native Vegetation Act 1991

25.1 Part 4 Division 1 - Heritage agreement DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title 25.2 section 25C - Conditions of approval DEW Native Vegetation has no record of any agreement affecting this title regarding achievement of environmental benefit by accredited third party provider 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 Outback Communities Authority has no record affecting this title payable

28. Phylloxera and Grape Industry Act 1995

28.1 section 23(1) - Notice of contribution payable

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

29. Planning, Development and Infrastructure Act 2016

29.1 Part 5 - Planning and Design Code [Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]

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

also

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

also

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

also

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

also

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

also

Code Amendment

Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.

Code Amendment

Accommodation Diversity - The State Planning Commission is proposing refinements to policy to provide more flexibility in housing design to encourage housing choices to meet the needs of South Australians. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/general_consultations 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 will respond with details relevant to this item			
	Space	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 will respond with details relevant to this item			
	<i>σρασε</i>	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. <i>Pl</i>	ant 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. <i>Pu</i>	ıblic and Environmental Health Act 1987 (ı	repealed)			
21.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title			
31.1		also			
		Contact the Local Government Authority for other details that might apply			
31.2	Public and Environmental Health (Waste	Public Health in DHW has no record of any condition affecting this title			
	Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval	also			

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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 South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that continues to apply) of an approval Public Health in DHW has no record of any condition affecting this title

also

Contact the Local Government Authority for other details that might apply

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

33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

34. Water Industry Act 2012

34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement

An SA Water Certificate will be forwarded. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950

also

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

also

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

also

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

also

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

35. Water Resources Act 1997 (repealed)

35.1 section 18 - Condition (that remains in force) of a permit

DEW has no record of any condition affecting this title

35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy

DEW has no record of any notice affecting this title

36. Other charges

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

1.	Pipeline Authority of S.A. Easement	Epic Energy has no record of a Pipeline Authority Easement relating to this title
2.	State Planning Commission refusal	No recorded State Planning Commission refusal
3.	SA Power Networks	SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title
4.	South East Australia Gas Pty Ltd	SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property
5.	Central Irrigation Trust	Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title.
6.	ElectraNet Transmission Services	ElectraNet has no current record of a high voltage transmission line traversing this property
7.	Outback Communities Authority	Outback Communities Authority has no record affecting this title
8.	Dog Fence (Dog Fence Act 1946)	The Dog Fence Board has no current interest in Dog Fence rates relating to this title.
9.	Pastoral Board <i>(Pastoral Land Management and Conservation Act 1989)</i>	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.

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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.



Title and Valuation Package 13/12/2024 02:38PM

20241213006593

Certificate of Title

Title Reference CT 5957/638
Status CURRENT

Easement NO

Owner Number 18702553

Address for Notices 31 SHELLEY AV FIRLE, SA 5070

Area NOT AVAILABLE

Estate Type

Fee Simple

Registered Proprietor

KARINA RUTH TYRRELL OF 31 SHELLEY AVENUE FIRLE SA 5070

Description of Land

LOT 1 PRIMARY COMMUNITY STRATA PLAN 22763 IN THE AREA NAMED ROSEWATER HUNDRED OF PORT ADELAIDE

Last Sale Details

Dealing Reference TRANSFER (T) 13451382

Dealing Date 22/01/2021 **Sale Price** \$271,000

Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	14412794	NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0404232000	CURRENT	7A MURRAY STREET, ROSEWATER, SA 5013

Notations

Dealings Affecting Title

Land Services SA Page 1 of 3



Title and Valuation Package 13/12/2024 02:38PM

20241213006593

NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
13/04/2005 12:21	10204726	BY-LAWS	FILED

Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G664/1990

Administrative Interests

NIL

Valuation Record

Valuation Number 0404232000

Type Site & Capital Value

Date of Valuation 01/01/2024

Status CURRENT

Operative From 01/07/1973

Property Location 7A MURRAY STREET, ROSEWATER, SA 5013

Local Government PORT ADELAIDE ENFIELD

Owner Names KARINA RUTH TYRRELL

Owner Number 18702553

Address for Notices 31 SHELLEY AV FIRLE, SA 5070

Zone / Subzone GN - General Neighbourhood

Water Available Yes

Sewer Available Yes

Land Use 1220 - Maisonette

Description 3H DI/G

Local Government

Description

Residential

Parcels

Plan/Parcel	Title Reference(s)	
C22763 LOT 1	CT 5957/638	

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$151,000	\$260,000			
Previous	\$125,000	\$230,000			

Land Services SA Page 2 of 3



Title and Valuation Package 13/12/2024 02:38PM

20241213006593

Building Details

Valuation Number 0404232000

Building Style Single Fronted Cottage/Villa

Year Built 1900
Building Condition Good

Wall Construction Rendered

Roof Construction Galvanised Iron

Equivalent Main Area 90 sqm

Number of Main Rooms 4

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

Land Services SA Page 3 of 3



Check Search 13/12/2024 02:38PM

20241213006593

Certificate of Title

Title Reference: CT 5957/638

Status: CURRENT

Edition: 6

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Status
28/11/2024	03/12/2024	14412793	DISCHARGE OF MORTGAGE	REGISTERED
28/11/2024	03/12/2024	14412794	MORTGAGE	REGISTERED

Data Available - Dealings completed since 14/09/2024 and unregistered Dealings

Priority Notices

NIL

Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
13/04/2005	01/02/2006	10204726	BY-LAWS	FILED	C22763

Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G664/1990

Land Services SA Page 1 of 1



Historical Search 13/12/2024 02:38PM

20241213006593

Certificate of Title

Title Reference: CT 5957/638

Parent Title(s): CT 5687/613, CT 5687/615

Dealing(s) Creating Title:

Status:

ACT 10204725

CURRENT

Title Issued: 03/02/2006

Edition: 6

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
28/11/2024	03/12/2024	14412794	MORTGAGE	REGISTERE D	NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)
28/11/2024	03/12/2024	14412793	DISCHARGE OF MORTGAGE	REGISTERE D	13451383
22/01/2021	28/01/2021	13451383	MORTGAGE	REGISTERE D	WESTPAC BANKING CORPORATION (ACN: 007 457 141)
22/01/2021	28/01/2021	13451382	TRANSFER	REGISTERE D	KARINA RUTH TYRRELL
14/01/2021	19/01/2021	13445125	DISCHARGE OF MORTGAGE	REGISTERE D	11880919
18/01/2013	13/02/2013	11880919	MORTGAGE	REGISTERE D	WESTPAC BANKING CORPORATION
18/01/2013	13/02/2013	11880918	DISCHARGE OF MORTGAGE	REGISTERE D	10590932
24/11/2006	07/12/2006	10590932	MORTGAGE	REGISTERE D	CITIGROUP PTY. LTD.
24/11/2006	07/12/2006	10590931	DISCHARGE OF MORTGAGE	REGISTERE D	10349177
25/11/2005	06/02/2006	10349177	MORTGAGE	REGISTERE D	ST.GEORGE BANK LTD. (ACN: 055 513 070)

Land Services SA Page 1 of 1



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:

2633596

DATE OF ISSUE

16/12/2024

ENQUIRIES:

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

AARON CONVEYANCING POST OFFICE BOX 521 SALISBURY SA 5108

OWNERSHIP NUMBER OWNERSHIP NAME

18702553 K R TYRRELL

PROPERTY DESCRIPTION

7A MURRAY ST / ROSEWATER SA 5013 / LT 1 C22763

ASSESSMENT NUMBER TITLE REF. CAPITAL VALUE AREA / FACTOR LAND USE / FACTOR

(A "+" indicates multiple titles)

R4 RE

= AMOUNT PAYABLE

0404232000 CT 5957/638 \$260,000.00 1.000 0.400

LEVY DETAILS: FIXED CHARGE 50.00 + VARIABLE CHARGE \$ 97.95 **FINANCIAL YEAR** - REMISSION \$ 60.35 2024-2025 - CONCESSION \$ 0.00 + ARREARS / - PAYMENTS \$ -10.89

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

16/03/2025



See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

76.71



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

18702553

OWNERSHIP NAME

KR TYRRELL

ASSESSMENT NUMBER

0404232000

AMOUNT PAYABLE

\$76.71

AGENT NUMBER

\$

100018816

AGENT NAME

AARON CONVEYANCING

EXPIRY DATE

16/03/2025

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

Visit: www.revenuesa.sa.gov.au
Email: revsupport@sa.gov.au

Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at: OR By Post to:

www.revenuesaonline.sa.gov.au RevenueSA

Locked Bag 555 ADELAIDE SA 5001

OFFICIAL: Sensitive



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.

AARON CONVEYANCING POST OFFICE BOX 521 SALISBURY SA 5108 PIR Reference No: 2633596

DATE OF ISSUE

16/12/2024

ENQUIRIES:

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

OWNERSHIP NAME FINANCIAL YEAR

K R TYRRELL 2024-2025

PROPERTY DESCRIPTION

7A MURRAY ST / ROSEWATER SA 5013 / LT 1 C22763

ASSESSMENT NUMBER TITLE REF. TAXABLE SITE VALUE AREA (A "+" indicates multiple titles)

0404232000 CT 5957/638 \$151,000.00 0.0214 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

16/03/2025



See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

Visit: www.revenuesa.sa.gov.au
Email: revsupport@sa.gov.au

Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at: OR By Post to:

www.revenuesaonline.sa.gov.au RevenueSA

Locked Bag 555 ADELAIDE SA 5001

OFFICIAL: Sensitive



Account Number L.T.O Reference Date of issue Agent No. Receipt No. 04 04232 00 0 CT5957638 16/12/2024 63 2633596

AARON CONVEYANCING PO BOX 521 SALISBURY SA 5108 searches@aaronconveyancing.com.au

Section 7/Elec

\$

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: K R TYRRELL

Location: 7A MURRAY ST ROSEWATER LT 1 C22763

Description: 3H DI/G Capital \$ 260 000

Value:

Rating: Residential

Periodic charges

Raised in current years to 31/12/2024

Arrears as at: 30/6/2024 : 0.00

Water main available: 1/7/1973 Water rates : 157.20 Sewer main available: 1/7/1973 Sewer rates : 173.90

Water use : 173.90 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 : 505.00CR
Balance outstanding : 0.00

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

Next quarterly charges: Water supply: 78.60 Sewer: 86.95 Bill: 26/2/2025

This account has no meter of its own but is supplied from account no 04 04230 99 6.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 50.00%.

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 certifica





South Australian Water Corporation

Name:	Water & Sewer Account	
K R TYRRELL	Acct. No.: 04 04232 00 0	Amount:

Address:

7A MURRAY ST ROSEWATER LT 1 C22763

Payment Options



EFT Payment

Bank account name: SA Water Collection Account

BSB number: 065000

Bank account number: 10622859

Payment reference: 0404232000



Biller code: 8888 Ref: 0404232000

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: 0404232000



DM 14412793

Lodged: 28 November 2024 03:36:01 PM 1 OF 2

LANDS TITLES REGISTRATION OFFICE SOUTH AUSTRALIA

Registered: 03 December 2024 03:39:07 PM

Form D1 Version 40.5



DISCHARGE OF MORTGAGE

Responsible Subscriber: NATIONAL AUSTRALIA BANK LIMITED (EL - PEXA)

(E100231)

Reference: PX514271287000SHOS - Refi - Full - 5259979

ELN Lodgement Case ID: 1245448348 ELN Workspace ID: 12555085

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes. It may also be used for other authorised purposes in accordance with Government legislation and policy requirements.

MORTGAGE BEING DISCHARGED

13451383

LAND DESCRIPTION

THE WHOLE OF THE LAND IN CT VOLUME 5957 FOLIO 638

MORTGAGEE (Full name and address)

WESTPAC BANKING CORPORATION ACN 007457141 (Australian credit licence 233714) OF L 20 275 KENT ST SYDNEY NSW 2000

THE MORTGAGEE FULLY DISCHARGES THE MORTGAGE

DATED 25 OCTOBER 2024

CERTIFICATION

The Certifier has retained the evidence supporting this Registry Instrument or Document.

The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

John Devraj

Employee Certifier

For: WESTPAC BANKING CORPORATION

On behalf of: WESTPAC BANKING CORPORATION

This is a representation of an instrument that was electronically lodged





12:21 13-Apr-2005

Fees: \$0.00

SERIES NO. PREFIX

2. LF

349

BELOW THIS LINE FOR OFFICE USE ONLY

Date: /3. 4.05.	Time:	
FEES		
R.G.O.	POSTAGE	
48.00.		



LANDS TITLES REGISTRATION OFFICE

SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

AGENT CODE

Assessor

Lodged by: LANN

Correction to: LEMPRIERE ABBOTT McLEOD

LAAM

PICK-UP NO.	
	RDA 10160535.
СР	
	CP 22763.
DEV. NO.	
	040/6109/04.

CP22763 DV15	
CORRECTION	PASSED
22-4-2005	Ø

	FILED	31.1.2006	
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C	ORPORATE I	FORMS PTY LTD (May 2000)	Lic t

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

ITEM	AGENT CODE

BY-LAWS Development no. 040/C109/04

Page 1 of 7

BY-LAWS COMMUNITY PLAN NO. 22763

7 MURRAY STREET

ROSEWATER SA 5013

BY-LAWS Development no. 040/C109/04

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COMMUNITY TITLES ACT, 1996

MANAGEMENT BY-LAWS

WARNING

The terms of these By-Laws are binding on the Community Corporation, the owners and occupiers of the community lots and the development lot or lots (if any) comprising the scheme and persons entering the community parcel.

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

PART 1

PERMITTED USE

- 1. No building shall be used or occupied otherwise than for residential purposes.
- 2. Alterations to the exterior of the buildings must be harmonious and sympathetic to the design and concept of the development as a whole.

PART 2

MANDATORY MATTERS

By-Law 1 - Internal Fencing

The Fences Act, 1975 applies as between owners of adjoining Lots.

By-Law 2 - Garbage

The occupiers of a Lot must provide a garbage bin for the storage of garbage upon their respective Lots and to ensure that arrangements are made for the collection of garbage by the local Council or its Contractor in accordance with that Council's By-Laws and garbage collection arrangements from time-to-time.

By Law 2A - Common Property

The Community Corporation is responsible for the control, management, use and maintenance of the Common Property including gates installed on the Common Property and public lighting.



BY-LAWS
Development no.040/C109/04

Page 4 of 7



By-Law 3 – Statutory Services

The Community Plan includes a diagram relating to service lines in respect of water, effluent disposal, stormwater, electricity and telephone services to the scheme. The Community Corporation shall be responsible for the maintenance repair and replacement of those services within the Common Property. In respect of effluent disposal, the Community Corporation shall determine the effluent disposal unit to which the owners of the community lots shall connect.

By-Law 4 - Insurance

- 1. The Community Corporation must review on an annual basis all insurances effected by it and the need for new insurances.
- 2. Notice of an Annual General Meeting of the Community Corporation must include a form of motion to decide whether insurances effected by the Community Corporation should be confirmed varied or extended.
- 3. The Community Corporation must immediately effect new insurances or vary or extend existing insurances if there is an increased risk or a new risk.
- 4. A proprietor or occupier of a Community Lot must not, except with the approval of the Community Corporation, do anything that may:
 - a. void or prejudice insurance effected by the Community Corporation; or
 - b. increase any insurance premium payable by the Community Corporation.
- 5. Each proprietor of a Lot shall insure all buildings and other improvements on the Lot.

The insurance must be against risks that a normally prudent person would insure against; and

- a. must be for the full cost of replacing the building or improvements with new materials;
- b. must cover incidental costs such as demolition, site clearance and architects fees.
- 6. The proprietor of each lot must provide the Community Corporation, as requested by the Community Corporation from time to time, evidence of a current policy of insurance effected by the proprietor in terms of this By-Law.

By-Law 5 - Maintenance of a Building on a Lot

- 1. The proprietor or occupier of a Lot must keep the Lot including, without limitation, the exterior of the building on the Lot, clean and tidy and in good repair and condition.
- 2. The proprietor or occupier of a Lot must carry out all maintenance and repairs to the exterior of the buildings on the Lot in a proper and workmanlike manner to the reasonable satisfaction of the Community Corporation.

BY-LAWS Development no.040/C109/04

Page 5 of 7

By-Law 6 - Keeping of Pets

- 1. The owners of community lots may keep one (1) dog or one (1) cat, however, such animals must be contained within the community lot at all times. Other animals may be allowed subject to the written approval of the Community Corporation. In the event that complaints are received in respect of such pets the Community Corporation may request the owner of the community lot by notice in writing to remove same from the community lot or to otherwise remedy the behaviour of the pet accordingly.
- 2. Notwithstanding 1. above an occupier of a Lot or a visitor to the Community Parcel who suffers from a disability may keep or use a dog that is trained to assist in respect of that disability.
- 3. Where a proprietor or occupier of a Lot or any other person who is on the Common Property with a proprietor or occupier of a Lot's consent (express or implied) brings or keeps a pet on the Lot or any other part of the Common Property, that proprietor or occupier is:
 - a. liable to the proprietor or occupier of their Lots and all other persons lawfully on the Common Property for any noise which is disturbing to an extent which is unreasonable and for damage to or loss of property or injury to any person caused by the pet; and
 - b. responsible for cleaning up after the pet has used any part of another Lot or any part of the Common Property.

By-Law 7 - Landscaping

4.

Each proprietor or occupier of a Lot shall keep the garden of that Lot maintained and clear of rubbish and shall not change the landscaping of that Lot so as to substantially alter the environment without the prior written approval of the Community Corporation.



By-Law 8 - Peaceful Enjoyment

- 1. A proprietor or occupier of a Lot shall not interfere with the quiet enjoyment of another Lot.
- 2. A proprietor or occupier of a Lot shall not upon that parcel create any noise or undertake any activity which is likely to interfere with the peaceful enjoyment of another Lot.

By-Law 9 - Community Corporation's Right to Recover Money

- 1. The Community Corporation may recover any money owing to it under the By-Laws as a debt.
- A proprietor or occupier of a Lot must pay or reimburse the Community Corporation on demand for the costs charges and expenses of the Community Corporation in connection with contemplated or actual enforcement, or preservation of any rights under the By-Laws in relation to the proprietor or occupier.

BY-LAWS Development no.040/C109/04

Page 6 of 7

- 3. The costs, charges and expenses recoverable by the Community Corporation shall include without limitation, those expenses incurred in retaining any independent consultant or other person to evaluate any matter of concern and its administration costs in connection with those events.
- 4. The Community Corporation may charge interest on any overdue moneys owed by a proprietor or occupier of a Lot to the Community Corporation at the rate of 2.0% per annum above the rate quoted by the Community Corporation's bankers on overdraft accommodation less than \$100,000.00, calculated on daily balances commencing from the day that the money becomes due for payment.

By-Law 10 - Exclusion of Certain Provisions of the Act

The Community Corporation (pursuant to Section 35 of the Community Titles Act, 1996) shall be exempt from the following requirements;

- a) to hold annual general meetings (except the first general meeting)
- b) to prepare accounting records of the Corporation's receipts and expenditure and to prepare an annual statement of accounts;
- c) to have the annual statement of accounts audited;
- d) to establish administrative and sinking funds; and
- e) to maintain a register of the names of the owners of the Community Lots

By Law 11 - Peaceful Enjoyment

- 1. A proprietor or occupier of a Lot shall not interfere with the quiet enjoyment of another Lot or the Common Property.
- 2. A proprietor or occupier of a Lot shall not upon that parcel create any noise or undertake any activity which is likely to interfere with the peaceful enjoyment of another Lot or any person lawfully using the Common Property.

BY-LAWS
Development no.040/C109/04

Page 7 of 7

Signed by the Registered Proprietors:

Executed by F & F Property Group Pty. Ltd. In accordance with its articles of Association:

Giuseppe Fysco

Sole Director/ Sole Secretary

Executed by N Focareta Holdings Pty. Ltd. In accordance with its articles of Association:

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Sole Director/ Sole Secretary Preginal do Foo

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Mary

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