



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 5362 Folio 220

Parent Title(s) CT 4131/876

Creating Dealing(s) CONVERTED TITLE

Title Issued 17/09/1996 **Edition** 5 **Edition Issued** 07/09/2022

Estate Type

FEE SIMPLE

Registered Proprietor

JEREMY MICHAEL LUNN
 GABRIELLE JO LUNN
 OF 26 NEEANGARRA CRESCENT HALLETT COVE SA 5158
 AS JOINT TENANTS

Description of Land

ALLOTMENT 382 DEPOSITED PLAN 10685
 IN THE AREA NAMED HALLETT COVE
 HUNDRED OF NOARLUNGA

Easements

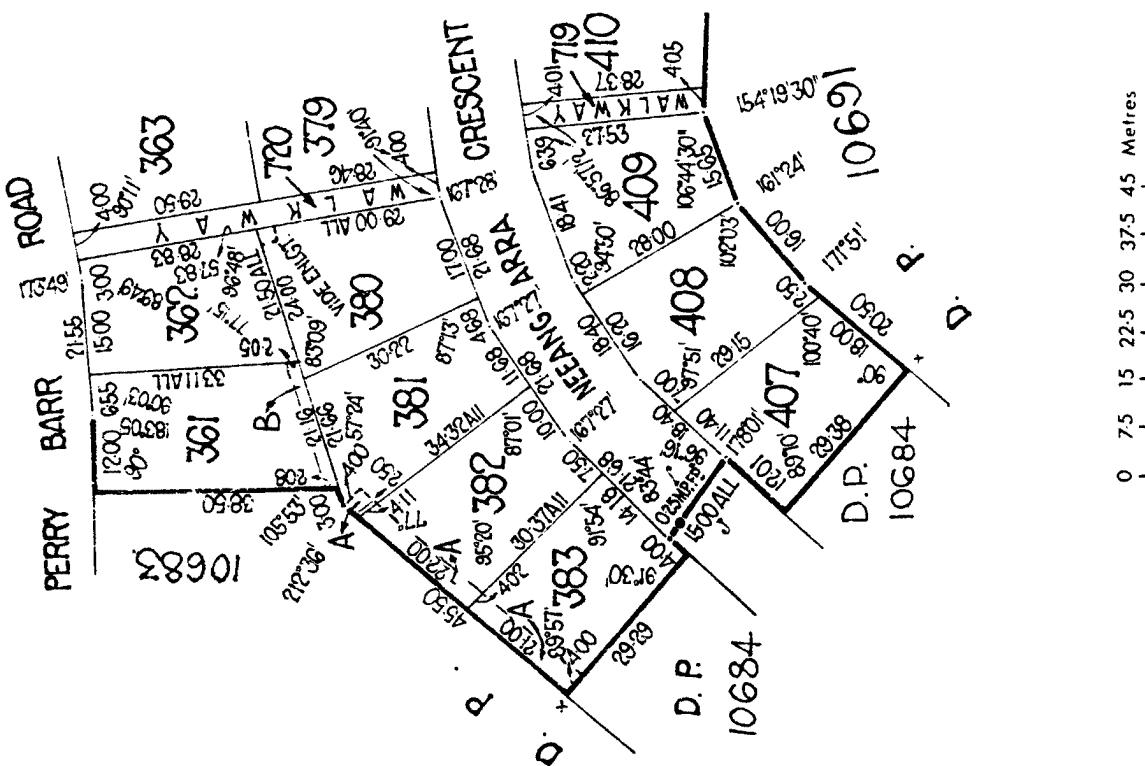
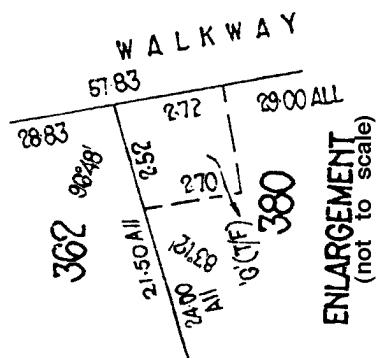
SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED A FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

Schedule of Dealings

| Dealing Number | Description |
|----------------|---|
| 5128585 | ENCUMBRANCE TO SOUTH AUSTRALIAN URBAN PROJECTS AUTHORITY (SINGLE COPY ONLY) |
| 13868269 | MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522) |

Notations

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



Property Interest Report

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

| | | |
|------------------------|---|---------------------------|
| Title Reference | CT 5362/220 | Reference No. 2508402 |
| Registered Proprietors | G J & J M*LUNN | Prepared 09/10/2023 13:01 |
| Address of Property | 26 NEEANGARRA CRESCENT, HALLETT COVE, SA 5158 | |
| Local Govt. Authority | THE CORPORATION OF THE CITY OF MARION | |
| Local Govt. Address | PO BOX 21 OAKLANDS PARK SA 5046 | |

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

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. Burial and Cremation Act 2013

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

4. Crown Rates and Taxes Recovery Act 1945

4.1 section 5 - Notice requiring payment

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

5. Development Act 1993 (repealed)

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

[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 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 |
|-----|---|--|

[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 |
|-----|---------------------------------|---|

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 | | |

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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. *Land Acquisition Act 1969*

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|------|---|---|
| 17.1 | section 10 - Notice of intention to acquire | Refer to the Certificate of Title for any notice of intention to acquire also Contact the Local Government Authority for other details that might apply |
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18. *Landscape South Australia Act 2019*

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

Act

18.18 section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act
The regional landscape board has no record of any notice affecting this title

18.19 section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act
The regional landscape board has no record of any notice affecting this title

18.20 section 215 - Orders made by ERD Court
The regional landscape board has no record of any notice affecting this title

18.21 section 219 - Management agreements
The regional landscape board has no record of any notice affecting this title

18.22 section 235 - Additional orders on conviction
The regional landscape board has no record of any notice affecting this title

19. *Land Tax Act 1936*

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

20. *Local Government Act 1934 (repealed)*

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

24.1 Mineral tenement (other than an exploration licence)
Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title

24.2 section 9AA - Notice, agreement or order to waive exemption from authorised operations
Contact the vendor for these details

24.3 section 56T(1) - Consent to a change in authorised operations
Contact the vendor for these details

24.4 section 58(a) - Agreement authorising tenement holder to enter land
Contact the vendor for these details

24.5 section 58A - Notice of intention to commence authorised operations or apply for lease or licence
Contact the vendor for these details

24.6 section 61 - Agreement or order to pay compensation for authorised operations
Contact the vendor for these details

24.7 section 75(1) - Consent relating to extractive minerals
Contact the vendor for these details

24.8 section 82(1) - Deemed consent or agreement
Contact the vendor for these details

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

25. *Native Vegetation Act 1991*

25.1 Part 4 Division 1 - Heritage agreement
DEW Native Vegetation has no record of any agreement affecting this title
also
Refer to the Certificate of Title

25.2 section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider
DEW Native Vegetation has no record of any agreement affecting this title
also
Refer to the Certificate of Title

25.3 section 25D - Management agreement
DEW Native Vegetation has no record of any agreement affecting this title
also
Refer to the Certificate of Title

25.4 Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation
DEW Native Vegetation has no record of any refusal or condition affecting this title

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

26.1 section 97 - Notice to pay levy in respect of costs of regional NRM board
The regional landscape board has no record of any notice affecting this title

26.2 section 123 - Notice to prepare an action plan for compliance with general statutory duty
The regional landscape board has no record of any notice affecting this title

26.3 section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object
The regional landscape board has no record of any notice affecting this title

26.4 section 135 - Condition (that remains in force) of a permit
The regional landscape board has no record of any notice affecting this title

26.5 section 181 - Notice of instruction as to keeping or management of animal or plant
The regional landscape board has no record of any notice affecting this title

26.6 section 183 - Notice to prepare an action plan for the destruction or control of animals or plants
The regional landscape board has no record of any notice affecting this title

26.7 section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve
The regional landscape board has no record of any notice affecting this title

26.8 section 187 - Notice requiring control or quarantine of animal or plant
The regional landscape board has no record of any notice affecting this title

26.9 section 193 - Protection order to secure compliance with specified provisions of the Act
The regional landscape board has no record of any order affecting this title

26.10 section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act
The regional landscape board has no record of any order affecting this title

26.11 section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act
The regional landscape board has no record of any authorisation affecting this title

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

27.1 section 21 - Notice of levy or contribution payable
Outback Communities Authority has no record affecting this title

28. *Phylloxera and Grape Industry Act 1995*

28.1 section 23(1) - Notice of contribution payable

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

29. *Planning, Development and Infrastructure Act 2016*

29.1 Part 5 - Planning and Design Code

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

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

also

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

also

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

also

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

also

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

also

Code Amendment

Lot 51 and 52 (86-88) Morphett Road - South Australian Jockey Club Incorporated (SAJC) are proposing to rezone approximately 1.5 hectares of land at 86-88 Morphett Rd Glengowrie, from the Recreation Zone to the Urban Neighbourhood Zone. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone 1800752664.

Code Amendment

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.

Code Amendment

Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.

Code Amendment

Southern Suburbs Residential Policy – Marion Council is seeking to rezone land across Darlington, Hallett Cove, Marino, O'Halloran Hill, Seacliff Park, Seacombe Heights, Seaview Downs, Sheidow Park and Trott Park (the Affected Area), to provide a consistent policy approach to sloping land that facilitates opportunity for subdivision and redevelopment where appropriate. 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.

Code Amendment

Tunnel Protection Overlay (early commencement) - The Department for Infrastructure and Transport is introducing a Tunnel Protection Overlay that will apply to the River Torrens to Darlington Project (T2D) tunnels. The Overlay aims to ensure that future

development activity and construction work nearby does not impact the tunnels. 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.

Code Amendment

Centre Zone Adjustment - Marion Council seeks to align the most appropriate zone and policy to each affected site and existing land use, to enable/support more efficient and effective future planning outcomes. 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.

| | | |
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| 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> | 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 |
| 29.3 | 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 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 |
| 29.6 | 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 |

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| | | 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*

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

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

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|------|--|---|
| 31.1 | Part 3 - Notice | Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply |
| 31.2 | <i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 - Condition (that continues to apply) of an approval | Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply |
| 31.3 | <i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked)</i> regulation 19 - Maintenance order (that has not been complied with) | Public Health in DHW has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply |

32. *South Australian Public Health Act 2011*

| | | |
|------|---|---|
| 32.1 | section 66 - Direction or requirement to avert spread of disease | Public Health in DHW has no record of any direction or requirement affecting this title |
| 32.2 | section 92 - Notice | Public Health in DHW has no record of any notice affecting this title also Contact the Local Government Authority for other details that might apply |
| 32.3 | <i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 - Condition (that continues to apply) of an approval | Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply |

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

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| 33.1 | section 23 - Notice of contribution payable | DEW has no record of any notice affecting this title |
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34. *Water Industry Act 2012*

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|------|---|---|
| 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 (*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.

N
PREFIX
E

NO.

5128585
DAWN 50/1

FORMAT 26

| | | | | | | |
|----|------|-----|--|--|--|--|
| CT | 4131 | 876 | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

(SEE NOTE 2)

SINGLE COPY
ONLY

SINGLE COPY ONLY

NOTES

1. All panels to be completed. If insufficient space use Annexure Form B1. The panel should then only contain the words 'see Annexure A' (or as the case may be) attached.
2. Format 26 is to be completed by the agent. The prefix C.T., C.L. etc. in the 2 panel box and the volume and folio reference in the 4 panel boxes respectively. Commence with the first digit of each reference in the left hand box and list multiple references horizontally e.g. CT 1246 22
3. State whether the whole or portion only of the land comprised in the Certificate of Title. (If portion only, describe precisely.)
4. Insert 'estate in fee simple', 'estate as Crown lessee', 'estate as lessee' or 'estate as mortgagee' (as the case may be). If lease or mortgage state registered number.
5. List encumbrances which affect the estate being encumbered only.
6. If address and/or occupation has changed identify as 'formerly'.....
7. If tenants in common in unequal shares, then specify.
8. If an executing party is a natural person execution should read:
"SIGNED by the encumbrancer in the presence of.....". The witness must be a disinterested person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.
9. The short form of proof is applicable where the witness is an authorised functionary.
10. The long form of proof is applicable where the witness is not an authorised functionary. His address and occupation must be stated.

BELOW THIS LINE FOR OFFICE USE ONLY

EXAMINATION

| CORRECTION | | PASSED |
|------------|----------|---------------------|
| O.D.R. No. | | EXAMINER TO INITIAL |
| REFERRED | RETURNED | <i>[Signature]</i> |
| | | |
| | | |
| | | |
| | | |

REGISTERED ON 29.11.1983 AT 11 AM/PM
BY ENTRY OF A MEMORIAL OF THIS INSTRUMENT IN THE
REGISTER BOOK. VOL. 4131 FOLIO 876



A. Maddigan

ITEM(S) DELIVERED—POSTED
IN ACCORDANCE WITH DELIVERY INSTRUCTIONS

REGISTRAR-GENERAL'S
OFFICE
SOUTH AUSTRALIA

MEMORANDUM OF ENCUMBRANCE
FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT, 1886, AS AMENDED
(SIGNED) *COLIN D. PIX*
Solicitor/Licensed Land Broker/Encumbrancee

Crown Law Office
Adelaide

| | | |
|-------------------|------|-------|
| 31 OCT 1983 | TIME | 11.40 |
| FEES | \$ | |
| R.G.O. | | NFP |
| POSTAGE | | |
| ADVERTISING | | |
| NEW C.T. TO ISSUE | | |

OFFICE NOTES:

SINGLE COPY

BELOW THIS LINE FOR AGENT USE ONLY

Lodged by:
Address:

*Crown Solicitor's Office
Adelaide*

Correction to

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

1.....
2.....
3.....
4.....
5.....

Received
items
No.
Assessor

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

1.....
2.....
3.....
4.....
5.....

DELIVERY INSTRUCTIONS: PLEASE DELIVER THE FOLLOWING ITEM(S)
TO THE UNDERMENTIONED AGENT(S)

| ITEM | AGENT/RGO BOX No | DELIVERY DATE | *POSTAGE DATE | INITIALS | ITEM: CT/CL REF. | AGENT'S NAME | AGENT/RGO BOX No. | POSTAL ADDRESS* |
|------|------------------|---------------|---------------|----------|------------------|--------------|-------------------|-----------------|
| 1 | | | | | | | | |
| 2 | | | | | | | | |
| 3 | | | | | | | | |
| 4 | | | | | | | | |
| 5 | | | | | | | | |

*FILL OUT POSTAGE DATE ONLY IF ITEMS ARE
RETURNED BY CERTIFIED MAIL

*FILL OUT POSTAL ADDRESS ONLY IF ITEMS
ARE TO BE RETURNED BY CERTIFIED MAIL

C9469

178/18 AGENT'S
INITIALS

SAULT 10.7004.382 JSP

DATED THIS

25th DAY OF

October

19 83.

EXECUTION AND
ATTESTATION
(See Note 8)

Appeared before me at **SEAVIEW DOWNS**
 the 7th day of **October** 1983 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.

J. E. Dawson JP

W. M. Dawson

J. E. Dawson

SHORT FORM OF
PROOF
(See Note 9)

Appeared before me at

SEAVIEW DOWNSthe 7th day of **October** 1983

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)

J. E. Dawson JP

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)

COVENANTS—*continued*

1. To pay to the Trust the said annual sum of ten cents at the times and in the manner hereinbefore provided.
2. During the continuance of this encumbrance the Encumbrancer shall not use or permit the said land or any part thereof to be used for any purpose other than as a private residence.
3. No fence shall be erected upon the said land or any part thereof without the prior written approval of the Trust to the materials and design to be used in the construction of any such fence. Any person seeking the approval of the Trust pursuant to this clause shall be advised in writing by the Trust of its decision within seven days after receiving such request for approval.
4. ~~If the Lender referred to in clause 2 (1) (a) (i) of the Agreement for Sale of the said land to the Encumbrancer and made between the Trust and the Encumbrancer on the (a copy whereof is attached hereto) advises the Trust in writing pursuant to clause 4 of the said Agreement to the effect that the Encumbrancer has failed to comply with the terms and conditions of the loan referred to in that clause, the Trust may by written notice given to the Encumbrancer within two calendar months after the receipt by the Trust of the said advice from the Lender (hereinafter referred to as 'the relevant date') request the Encumbrancer to transfer to the Trust or its nominee an estate in fee simple in the said land subject only to this encumbrance for a consideration being the lower of:~~
 - (a) the market value of the said land at the relevant date; or
 - (b) the total purchase price for which the Encumbrancer purchased the said land from the Trust; whereupon the Encumbrancer will execute a Memorandum of Transfer of the said land in a form registrable under the Real Property Act, 1886 as amended and deliver the same to the Trust together with the duplicate certificate of title for the said land. Rates and Taxes and all other outgoings in respect of the said land will be adjusted to the date of the said transfer and all costs associated with the said transfer and registration thereof shall be borne by the Trust or its nominee. The said consideration shall be payable to the Encumbrancer upon delivery of the said transfer and duplicate certificate of title.

B. IT IS COVENANTED AGREED AND DECLARED between the Encumbrancer and the Trust that the Encumbrancer will within ~~twelve~~ calendar months after the completion of the erection of a private residence upon the said land prepare develop and thereafter maintain the said land between the front alignment of the said private residence and the footpath alignment or the pedestrian walkway fronting or bordering the said land in good order and condition.

C. IT IS FURTHER COVENANTED AGREED AND DECLARED between the Encumbrancer and his successors in title and the Trust that the Trust may from time to time and at any time modify waive or release any of the covenants and other stipulations herein contained or implied.

D. The Encumbrancer and his successors in title shall be successively released and discharged from the payment of the said rent charge and from the observance and performance of the covenants and other stipulations herein contained and implied forthwith upon ceasing to be registered as the proprietor of the said land to the intent that the said rent charge and covenants and other stipulations shall be binding only upon the registered proprietor for the time being of the said land.

IN this Instrument:

- (1) Unless repugnant to the context, words importing any particular gender shall include all other genders and words importing the singular shall include the plural and vice versa.
- (2) If there shall be more than one person responsible hereunder as the Encumbrancer or as a successor in title to the Encumbrancer the liability of all such persons shall be both joint and several.

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

MEMORANDUM OF ENCUMBRANCE

Form M.2

The whole of the land comprised in
CERTIFICATE OF TITLE REGISTER BOOK
Volume 4131 Folio 876

DESCRIPTION OF LAND
(See Note 3)

(hereinafter called 'the said land')

ESTATE AND INTEREST
(See Note 4)

Estate in fee simple

ENCUMBRANCES
(See Note 5)

Nil

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

WILLIAM MARK DAWSON of 1/54 Yacca Road Seacliff 5049 Baker and
JANE EVA DAWSON his wife

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

SOUTH AUSTRALIAN URBAN LAND TRUST a body corporate whose office is situated at 55 Gawler Place,
Adelaide 5000

(hereinafter sometimes called 'the Trust' which word shall include in its meaning the Trust's successors and/or
assigns.)

(a) State the term of the
Annuity. If for life use the
words "During his lifetime"

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 and other interests as shown hereon
with an annuity of ten cents (10c) (hereinafter sometimes referred to as 'the said rent charge'). To be paid to
the encumbrancee (a) in fee simple at the times and in the manner following (b) that is to say:

(b) State the times
appointed for payment of
the Annuity and any special
covenants

on the 30th day of June in each and every year commencing on the 30th day of June next after the execution
hereof (if demanded by the Trust) AND with the performance and observance of the covenants on the part of
the Encumbrancer hereinafter contained PROVIDED THAT the Trust shall not demand payment of the said rent
charge if and so long as the Encumbrancer and his successors in title shall duly perform and observe all the
covenants hereinafter contained (the burden of proving the performance and observance of which shall be borne
by the Encumbrancer), but so as 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 of the Trust to an injunction to prevent or restrain any
breach of the covenants and other stipulations hereinafter contained or to damages for any such breach.

A. The Encumbrancer for himself and his successors in title HEREBY COVENANTS with the Trust and all other
persons claiming under the Trust as purchasers of any part or parts of the land more particularly delineated
in the plan deposited in the Lands Titles Registration Office, numbered 10685 (to the intent that
the benefit of such covenants shall be annexed to each and every part of the land so delineated other than
the land hereby encumbered) as follows:

City of Marion



DEVELOPMENT CONTROL PERMIT

670 MARION ROAD
(OR P.O. BOX 21.)
PARK HOLME, S.A. 5043
TELEPHONE 277 1077

To W. DAWSON,
 26, NEANGARRA CRESCENT,
 HALLETT COVE 5158

Application registered on 26 / 5 / 87

Development Number 100 / 5887 / 87

Building Permit Number 17011

Location of
Proposed
Development Lot no. 382,
 26, NEANGARRA CRESCENT,
 HALLETT COVE 5158

Nature of
Proposed
Development TOOLSHED

In respect of the plans and specifications submitted for the above development you are informed the planning consent is granted subject to the conditions set out under "Planning Act" below, and building approval is granted, subject to your compliance with the Building Act, 1971, and the Building Regulations (as amended) and the conditions set out under "Building Act" below.

PLANNING ACT

1. The building herein granted consent shall not be used for any purpose other than domestic use and storage.

Summary of reasons for above conditions: To ensure that the proposed development conforms with the relevant provisions of the Development Plan as set out in the Development Plan Part VI Metropolitan Adelaide and Marion (City).

BUILDING ACT

1. REGULATION 44.1A
The roof of the building shall be provided with a complete stormwater drainage system to the satisfaction of the Council. Roof stormwater shall be discharged away from the footings and water shall not be allowed to pond around the dwelling or to discharge onto adjoining sites.

c.c. P. WYTHE & SON PTY. LTD.,
P.O. 592,
SALISBURY 5108

TOWN CLERK and BUILDING SURVEYOR

per

Authorised Officer

Date 29th May, 1987

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM.



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:

2508402

HALLETT COVE CONVEYANCERS
6/1 ZWERNER DR
HALLETT COVE SA 5158

DATE OF ISSUE

10/10/2023

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

| OWNERSHIP NUMBER | OWNERSHIP NAME | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---------------|---------------|-----------------------|---------------------|----|-------|-----------|--------------------------|----|--------|--|--------------------|----|--------|--|---------------------|----|------|--|-------------------------------|----|------|--|-------------------------|----|--------|
| 14227804 | G J & J M LUNN | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PROPERTY DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 NEEANGARRA CRES / HALLETT COVE SA 5158 / LT 382 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ASSESSMENT NUMBER | TITLE REF. (A "+" indicates multiple titles) | CAPITAL VALUE | AREA / FACTOR | LAND USE / FACTOR | | | | | | | | | | | | | | | | | | | | | | | |
| 1060063008 | CT 5362/220 | \$680,000.00 | R4 1.000 | RE 0.400 | | | | | | | | | | | | | | | | | | | | | | | |
| LEVY DETAILS: | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table> <tr> <td>FINANCIAL YEAR</td> <td>FIXED CHARGE</td> <td>\$</td> <td>50.00</td> </tr> <tr> <td>2023-2024</td> <td>+ VARIABLE CHARGE</td> <td>\$</td> <td>275.25</td> </tr> <tr> <td></td> <td>- REMISSION</td> <td>\$</td> <td>172.45</td> </tr> <tr> <td></td> <td>- CONCESSION</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td></td> <td>+ ARREARS / - PAYMENTS</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td></td> <td>= AMOUNT PAYABLE</td> <td>\$</td> <td>152.80</td> </tr> </table> | | | | FINANCIAL YEAR | FIXED CHARGE | \$ | 50.00 | 2023-2024 | + VARIABLE CHARGE | \$ | 275.25 | | - REMISSION | \$ | 172.45 | | - CONCESSION | \$ | 0.00 | | + ARREARS / - PAYMENTS | \$ | 0.00 | | = AMOUNT PAYABLE | \$ | 152.80 |
| FINANCIAL YEAR | FIXED CHARGE | \$ | 50.00 | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023-2024 | + VARIABLE CHARGE | \$ | 275.25 | | | | | | | | | | | | | | | | | | | | | | | | |
| | - REMISSION | \$ | 172.45 | | | | | | | | | | | | | | | | | | | | | | | | |
| | - CONCESSION | \$ | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | |
| | + ARREARS / - PAYMENTS | \$ | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | |
| | = AMOUNT PAYABLE | \$ | 152.80 | | | | | | | | | | | | | | | | | | | | | | | | |

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

08/01/2024



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

14227804

OWNERSHIP NAME

G J & J M LUNN

AGENT NUMBER

100018802

ASSESSMENT NUMBER

1060063008

AGENT NAME

HALLETT COVE CONVEYANCERS

AMOUNT PAYABLE

\$152.80

EXPIRY DATE

08/01/2024

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



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:

2508402

HALLETT COVE CONVEYANCERS
6/1 ZWERNER DR
HALLETT COVE SA 5158

DATE OF ISSUE

10/10/2023

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

OWNERSHIP NAME
G J & J M LUNN

FINANCIAL YEAR
2023-2024

PROPERTY DESCRIPTION

26 NEEANGARRA CRES / HALLETT COVE SA 5158 / LT 382

| ASSESSMENT NUMBER | TITLE REF. (A "+" indicates multiple titles) | TAXABLE SITE VALUE | AREA |
|--------------------------|--|---------------------------|-------------|
| 1060063008 | CT 5362/220 | \$410,000.00 | 0.0638 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 08/01/2024



**Government of
South Australia**

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

LOCAL GOVERNMENT INQUIRY CERTIFICATE

Section 7 of Land and Business (Sale and Conveyancing) Regulations



Certificate No: **102827**

Date: **10/10/2023**

Receipt No:

Reference No:

Fax No: **8387 0854**

PO Box 21, Oaklands Park
South Australia 5046

245 Sturt Road, Sturt
South Australia 5047

T (08) 8375 6600
F (08) 8375 6699
E council@marion.sa.gov.au

Hallett Cove Conveyancers
6/1 Zwerner Drive
HALLETT COVE SA 5158

CERTIFICATE

Section 187 of the Local Government Act

Assessment Number: **417618**

Valuer General No.: **1060063008**

Property Description: **LOT: 382 DP: 10685 CT: 5362/220**

Property Address: **26 Neeangarra Crescent HALLETT COVE 5158**

Owner: **J M & G J Lunn**

Additional Information:

I certify in terms of Section 187 of the Local Government Act the following rates and charges are outstanding as at the date of this certificate:

| Rates/Natural Resources Levy: | Total |
|---|--|
| Rates for the current year (includes Natural Resources Levy) | \$1,799.68 |
| Overdue/Arrears | \$836.25 |
| Interest | \$28.74 |
| Adjustments | -\$0.12 |
| Legal Fees | \$0.00 |
| Less Payments Received | -\$383.60 |
| Less Capping Rebate (if applicable) | \$0.00 |
| Less Council Rebate | \$0.00 |
| Debtor: Monies outstanding (which are a charge on the land) in addition to Rates due | |
| | Total Outstanding \$2,280.95 |

Please be advised: The first instalment is due **1st September 2023** with four quarterly instalments falling due on 01/09/2023, 01/12/2023, 01/03/2024 and 03/06/2024. Fines will be added to any current amount not paid by the due date (at the rate prescribed in the Local Government Act 1999).

Please phone the Rates Dept on 8375 6600 prior to settlement to ascertain the exact balance of rates payable including fines if applicable.

BPAY Details for Council Rates:

Biller Code: 9613

Reference Number: Assessment Number as above

CERTIFICATE

Section 7 of Land and Business (Sale and Conveyancing) Act 1994



Hallett Cove Conveyancers
6/1 Zwerner Drive
HALLETT COVE SA 5158

Assessment No: 417618
Certificate of Title: LOT: 382 DP: 10685 CT: 5362/220
Property Address: 26 Neeangarra Crescent HALLETT COVE 5158
Owner: J M & G J Lunn

Prescribed information statement in accordance with Section 7 of the Land and Business (Sale and Conveyancing) Act 1994:

| Development Act 1993 (repealed) | | |
|--|---|--|
| section 42—Condition (that continues to apply) of a development authorisation? | Nil | |
| section 50(1)—Requirement to vest land in a council or the Crown to be held as open space | Nil | |
| section 50(2)—Agreement to vest land in a council or the Crown to be held as open space | Nil | |
| section 55—Order to remove or perform work | Nil | |
| section 56—Notice to complete development | Nil | |
| section 57—Land management agreement | Nil | |
| section 69—Emergency order | Nil | |
| section 71—Fire safety notice | Nil | |
| section 84—Enforcement notice | Nil | |
| section 85(6), 85(10) or 106—Enforcement order | Nil | |
| Part 11 Division 2—Proceedings | Nil | |
| Planning, Development and Infrastructure Act 2016 | | |
| Part 5 – Planning and Design Code | 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? | Click the link to check if a Code Amendment applies: Code Amendment Map Viewer (geohub.sa.gov.au) |
| | Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code) | See attached PlanSA Data Extract |
| | Is there a State heritage place on the land or is the land situated in a State heritage area? | |
| | Is the land designated as a local heritage place? | |
| | 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? | |
| section 127—Condition (that continues to apply) of a development authorisation | | |
| section 192 or 193—Land management agreement | | |
| section 141—Order to remove or perform work | Nil | |
| section 142—Notice to complete development | Nil | |
| section 155—Emergency order | Nil | |
| section 157—Fire safety notice | Nil | |
| section 198(1)—Requirement to vest land in a council or the Crown to be held as open space | Nil | |
| section 198(2)—Agreement to vest land in a council or the Crown to be held as open space | Nil | |
| Part 16 Division 1—Proceedings | Nil | |
| section 213—Enforcement notice | Nil | |
| section 214(6), 214(10) or 222—Enforcement order | Nil | |
| Repealed Act conditions | | |
| 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) | 100/1987/5887 | |

| | |
|--|---------|
| Fire and Emergency Services Act 2005 | |
| section 105F (or section 56 or 83 (repealed)—Notice to take action to prevent outbreak or spread of fire | Nil |
| Food Act 2001 | |
| section 44—Improvement notice | Nil |
| section 46—Prohibition order | Nil |
| Housing Improvement Act 1940 (repealed) | |
| section 23—Declaration that house is undesirable or unfit for human habitation | Nil |
| Local Government Act 1934 (repealed) | |
| Notice, order, declaration, charge, claim or demand given or made under the Act | Nil |
| Local Government Act 1999 | |
| Notice, order, declaration, charge, claim or demand given or made under the Act | Nil |
| Local Nuisance and Litter Control Act 2016 | |
| section 30—Nuisance or litter abatement notice | Nil |
| Land Acquisition Act 1969 | |
| section 10—Notice of intention to acquire | Nil |
| Public and Environmental Health Act 1987 (repealed) | |
| Part 3—Notice | Nil |
| Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval | Nil |
| Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with) | Nil |
| South Australian Public Health Act 2011 | |
| section 92—Notice | Nil |
| South Australian Public Health (Wastewater) Regulations 2013 Part 4—Condition (that continues to apply) of an approval | Nil |
| Particulars of building indemnity insurance | |
| | Unknown |

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

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

NO

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

Note—

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

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

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



The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales Conveyancing) Act 1994.

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

I, Jasmine Emery, Administration Officer of the City of Marion certify that the information provided in these responses is correct.

Sign:

A handwritten signature in black ink, appearing to read 'Jasmine Emery'.

Date: 10/10/2023

Data Extract for Section 7 search purposes

Valuation ID 1060063008

Data Extract Date: 10/10/2023

Parcel ID: D10685 A382

Certificate Title: CT5362/220

Property Address: 26 NEEANGARRA CR HALLETT COVE SA 5158

Zones

Hills Neighbourhood (HN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 30 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 - Evidence Required)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

Application ID: 22007803

Development Description: Verandah

Site Address: 26 NEEANGARRA CR HALLETT COVE SA 5158

Development Authorisation: Planning Consent

Date of authorisation: 13 April 2022

Name of relevant authority that granted authorisation: City of Marion

Condition 1

The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2

The structure must be pre-colour treated or painted in a non-reflective colour.

Condition 3

Prior to the use and/or occupation of the structure(s), all stormwater from buildings and paved areas shall be disposed of in accordance with the approved plans and details.

Development Authorisation: Building Consent

Date of authorisation: 20 April 2022

Name of relevant authority that granted authorisation: PBS Building Certifiers

Condition 1

The development shall be undertaken in accordance with the approved planning consent plans and associated conditions unless specified. Reason: to ensure that the relevant Building Rules are complied with.

Condition 2

The stormwater shall be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners or lie against any building or create unsanitary conditions. Reason: to ensure that the relevant Building Rules are complied with.

Associated Building Indemnity Insurance

Building Work: Verandah

Insurance number: 47-ZSP-011368-01

Insurance Name: Berkshire Hathaway Specialty Insurance

Insurance date of issue: 14/02/2022

Development Authorisation: Development Approval: Planning Consent and Building Consent

Date of authorisation: 20 April 2022

Name of relevant authority that granted authorisation: City of Marion

Land Management Agreement (LMA)

No

Account Number **10 60063 00 8** L.T.O Reference **CT5362220** Date of issue **10/10/2023** Agent No. **15** Receipt No. **2508402**

HALLETT COVE CONVEYANCERS
6/1 ZWERNER DR
HALLETT COVE SA 5158
admin@hcconvey.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: G J & J M LUNN
Location: 26 NEEANGARRA CRES HALLETT COVE LT 382
Description: 6H T/S **Capital Value:** \$ 680 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2023

| | | \$ |
|-----------------------|----------------------------|---------------|
| | Arrears as at: 30/6/2023 | 0.00 |
| Water main available: | 1/7/1979 | 74.20 |
| Sewer main available: | 1/7/1979 | 104.38 |
| | Water rates | 167.68 |
| | Sewer rates | 0.00 |
| | Water use | 0.00 |
| | SA Govt concession | 0.00 |
| | | 0.00 |
| | Recycled Water Use | 0.00 |
| | Service Rent | 0.00 |
| | Recycled Service Rent | 0.00 |
| | Other charges | 0.00 |
| | Goods and Services Tax | 0.00 |
| | Amount paid | 0.00 |
| | Balance outstanding | 346.26 |

Degree of concession: **00.00%**

Recovery action taken: **BALANCE DEFERRED**

Next quarterly charges: Water supply: 74.20 Sewer: 104.38 Bill: 8/11/2023

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

The last Water Use Year ended on 17/04/2023.

MAINS WATER USE CHARGE of \$213.05 should be added to the Balance Outstanding above.

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

I300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au

South Australian Water Corporation

Name:
G J & J M LUNN

Water & Sewer Account
Acct. No.: **10 60063 00 8**

Amount: _____

Address:
26 NEEANGARRA CRES HALLETT
COVE LT 382

Payment Options

EFT

EFT Payment

| | |
|----------------------|-----------------------------|
| Bank account name: | SA Water Collection Account |
| BSB number: | 065000 |
| Bank account number: | 10622859 |
| Payment reference: | 1060063008 |



Biller code: 8888
Ref: 1060063008

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: 1060063008



**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