

REAL PROPERTY ACT, 1886



South Australia

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 5494 Folio 886

Parent Title(s) CT 4149/416

Creating Dealing(s) CONVERTED TITLE

Title Issued 22/01/1998

Edition 4

Edition Issued

23/03/2023

Estate Type

FEE SIMPLE

Registered Proprietor

NORTON JAMES LEECH
OF 752 INMAN VALLEY ROAD LOWER INMAN VALLEY SA 5211

Description of Land

ALLOTMENT 825 FILED PLAN 5650
IN THE AREA NAMED MEADOWS
HUNDRED OF KUITPO

Easements

NIL

Schedule of Dealings

Dealing Number	Description
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14317353	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
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Notations

Dealings Affecting Title	NIL
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Priority Notices	NIL
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Notations on Plan	NIL
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Registrar-General's Notes	NIL
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Administrative Interests	NIL
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**MOUNT BARKER
DISTRICT COUNCIL**

Cert. No: 45298
Your Ref:

Enquiries phone: 8391 7200
Ref: cg

04/09/2024

Smart Form One
Unit 2
162 Flinders Street

Dear Sir/Madam,

REQUEST FOR INFORMATION

We refer to your request and now attach particulars and documentary material which Council must supply pursuant to the provisions of the Local Government Act 1999 and the Land Business (Sale and Conveyancing) Act 1994.

Yours faithfully,

TEAM LEADER CUSTOMER SERVICE

Assessment No:	78113	Capital Value: \$400,000
Property File No:	165316	
Valuer General No:	5823725005	
Owner:	N J Leech	
Property Address:	4 Kondoparinga Road MEADOWS 5201	
Property Title:	ALT: 825 SEC: 3491 FP: 5650 CT: 5494/886	

Attachments: PlanSA Section 7 Report
 Development Approvals - Nil
 Easement Information Sheet

**PRESCRIBED INFORMATION
DEVELOPMENT SECTION**

Prescribed Encumbrance	Particulars Required
Part 1 – Items that must be included in statement	
Development Act 1993 Part 3 Development Plan – (Repealed)	
Title or other brief description of zone and/or policy area in which the land is situated (as shown in the Development Plan):	<i>N/A – See Planning, Development and Infrastructure Act section of this report.</i>
Is the land situated in a designated State Heritage Area?	<i>N/A – See Planning, Development and Infrastructure Act section of this report.</i>
Is the land designated as a place of Local Heritage Value?	<i>N/A – See Planning, Development and Infrastructure Act section of this report.</i>
Section 42 - Condition (that continues to apply) of a development authorisation.	<i>Nil</i>
Repealed Act conditions Condition (that continues to apply) of an approval or authorisation granted under any of the following repealed Acts: Building Act 1971 (repealed) City of Adelaide Development Control Act 1976 (repealed) Planning Act 1982 (repealed) Planning and Development Act 1966 (repealed)	<i>Nil</i>

Part 2 – Items to be included if land affected Development Act 1993 – (Repealed)	
Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space	<i>Nil</i>
Section 50(2) – Agreement to vest land in a council or the Crown to be held as open space	<i>Nil</i>
Section 55 – Order to remove or perform work	<i>Nil</i>
Section 56 – Notice to complete development	<i>Nil</i>
Section 57 – Land Management Agreement	<i>Nil</i>
Section 69 – Emergency order	<i>Nil</i>
Section 71 – Fire safety notice	<i>Nil</i>
Section 84 – Enforcement notice	<i>Nil</i>
Section 85(6), 85(10) or 106 – Enforcement order	<i>Nil</i>
Part 11 Division 2 – Proceedings	<i>Nil</i>

Planning, Development and Infrastructure Act 2016.	
Part 5 Planning and Design Code	
Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	<i>Refer to PlanSA Section 7 Report</i>
Is the land situated in a designated State Heritage Area?	<i>Refer to PlanSA Section 7 Report</i>
Is the land designated as a place of Local Heritage Value?	<i>Refer to PlanSA Section 7 Report</i>
Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	<i>Refer to PlanSA Section 7 Report</i>
Is there a current amendment to the Planning and Design Code release for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	<i>Refer to Plan.sa.gov.au for Code amendments on consultation</i>
Planning, Development and Infrastructure Act 2016	
Section 127 – Condition (that continues to apply) of a development authorisation	<i>Refer to PlanSA Section 7 Report</i>
Section 141 – Order to remove or perform work	<i>Nil</i>
Section 142 – Notice to complete development	<i>Nil</i>
Section 155 – Emergency order	<i>Nil</i>
Section 157 – Fire safety notice	<i>Nil</i>
Section 192 or 193 – Land Management Agreement	<i>Refer to PlanSA Section 7 Report</i>
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	<i>Nil</i>
Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	<i>Nil</i>
Section 213 – Enforcement notice	<i>Nil</i>
Section 214(6), 214(10) or 222 – Enforcement order	<i>Nil</i>
Part 16 Division 1 – Proceedings	<i>Nil</i>

Particulars relating to Environment Protection**Further information held by councils –**

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

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

Yes/No

Note—

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

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

It should be noted that—

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

Development Act 1993:**Planning, Development & Infrastructure Act 2016:****Confirmed Planning/Development Section:**

Name: K. Malik Signature: [Signature]

Date: 8/9/24

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
- b) minor domestic building work (see section 3 of the Building Work Contractors Act 1995) ; or
- c) domestic building work **commenced** before 1 May 1987 or
- d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 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.

Building Indemnity Insurance still in existence for building work on the land:**Building Indemnity Insurance is required**

No

If Yes, see attached or PlanSA Report

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?

Yes/No

If Yes, see attached or see PlanSA Report

Certified Development Section:Name: K. Malik Signature: [Signature]Date: 5/9/24

Local Government Act 1934Notice, 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 - See Certificate of Liabilities

Local Nuisance and Litter Control Act 2016

Section 30 – Nuisance or litter abatement notice

Nil

Confirmed Enforcement/Compliance SectionName: 2124 DO Signature: Date: 6/9/24

HEALTH & GENERAL SECTIONS Food Act 2001	
Section 44 – Improvement Notice	<i>Nil</i>
Section 46 – Prohibition Order	<i>Nil</i>
Housing Improvement Act 1940 (Repealed)	
Section 23 – Declaration that house is undesirable or unfit for human habitation	<i>Nil</i>
Public & Environmental Health Act 1987 (Repealed)	
Part 3 – Notice	<i>Nil</i>
Public & Environmental Health (Waste Control) Regulations 2010 (or 1995) Part 2 - Condition (that continues to apply) of an approval	<i>Nil</i>
Public & Environmental Health (Waste Control) Regulations 2010 (revoked) – regulation 19 – maintenance order (that has not been complied with)	<i>Nil</i>
South Australian Public Health Act 2011	
Section 66 – Direction or requirement to avert spread of disease	<i>Nil</i>
Section 92 – Notice	<i>Nil</i>
South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval	<i>Nil</i>

Confirmed Environmental Health Section:

Name: Lily D Signature: 

Date: 6/9/24

FIRE AND EMERGENCY SERVICES ACT 2005

Section 105F (or section 56 or 83 (repealed)) – Notice of action required concerning flammable materials on land.	<i>Nil</i>
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WATER**Water Industry Act 2012**

Notice or order under the Act requiring payment of charges or other amounts or making other requirement	<i>Nil</i>
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Land Acquisition Act 1969

Section 10 – Notice of intention to acquire	<i>Nil</i>
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CERTIFICATE OF LIABILITIES
in response to an enquiry pursuant to Section 187 of the
LOCAL GOVERNMENT ACT 1999

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

Outstanding Rates and Fines in Arrears		\$671.16
CWMS Operate, Maintain, Renew Charge levied 01/07/2024 due :	\$694.00	
Waste Management Charge-3 Bin levied 01/07/2024 due :	\$298.00	
Hills & Fleurieu RL Levy (State Tax) levied 01/07/2024 due :	\$39.69	
Water Supply Charge - Non Potable levied 01/07/2024 due :	\$486.00	
Residential(1) - Land Use levied 01/07/2024 due :	\$1,280.55	
<u>Total Rates Levied 2024/2025</u>		\$2,798.24
Fines/Interest outstanding		\$10.28
Legal Fees and/or Bank Charges outstanding and other adjustments		\$0.00
Less Government Concession		\$0.00
Less Council Rebate		\$0.00
Less rates paid		<u>\$0.00</u>
Balance - rates and other monies due and payable		\$3,479.68
Property Related Debts		
TOTAL BALANCE OUTSTANDING AT 04/09/2024		\$3,479.68

FINES & INTEREST: The rates are payable in quarterly instalments payable in September, December, March and June due dates. If an instalment of rates is not paid on or before the due date, the instalment will be regarded as being in arrears and fines and/or interest will be added as provided by the Local Government Act 1999, as amended on the 12th of each month.

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

If settlement occurs within two months from the date of this certificate you may request updated information by faxing or emailing your current Certificate of Liabilities to Council. If the request for information falls outside of the above time frame, a new Section 187 Certificate is required.

Please Note: No verbal updates will be provided by Council.

Assessment Number: 78113

Certified Certificate of Liabilities:

Name: J. Deacon **Signature:**..... 

Date: 6/9/24

OTHER:

Nil

DISCLAIMER:

The information herein is provided pursuant to the Council's obligations under Section 12 of the Land and Business (Sale and Conveyancing) Act 1994.

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

Data Extract for Section 7 search purposes

Valuation ID 5823725005

Data Extract Date: 04/09/2024

Parcel ID: F5650 A825

Certificate Title: CT5494/886

Property Address: 4 KONDOPARINGA RD MEADOWS SA 5201

Zones

Local Activity Centre (LAC)

Subzones

No

Zoning overlays

Overlays

Historic Area (MtB11)

The Historic Area Overlay aims to reinforce historic themes and characteristics through conservation, contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Historic Area Statement.

Hazards (Bushfire - Medium Risk) (Medium)

The Hazards (Bushfire - Medium Risk) Overlay seeks to ensure development responds to the medium level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency service vehicles.

Heritage Adjacency

The Heritage Adjacency Overlay seeks to ensure development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those places.

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.

Murray-Darling Basin

The Murray-Darling Basin Overlay seeks to ensure sustainable water use in the Murray-Darling Basin area.

Native Vegetation

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

Prescribed Water Resources Area

The Prescribed Water Resources Area Overlay seeks to ensure the sustainable use of water in prescribed water resource areas.

River Murray Tributaries Protection Area

The River Murray Tributaries Protection Area Overlay seeks to ensure sustainable water use and conservation of riverine environments within the River Murray Tributaries Area.

Regulated and Significant Tree

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

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.

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

Fact Sheet

Council Easements



MOUNT BARKER
DISTRICT COUNCIL

Council may require an easement for stormwater, drainage, sewer or effluent infrastructure. The following are common questions asked regarding Council Easements.

Q How do I know if my Property has an Easement?

A Check the Certificate of Title or Deposited Plan.

Q What is an Easement?

A An easement is generally a strip of land marked on the Certificate of Title by means of a dashed line. This strip of land indicates where a council easement is located through the property. This strip of land is still owned by the property owner, it allows council access to it, in order that maintenance may be carried out on the infrastructure within the easement.

Q Why are easements necessary?

A An easement is necessary to give an indication to the property owner where exactly the infrastructure is on that property. It is not always possible to locate infrastructure within road reserves or Council property.

Q Can I build over an easement?

A Generally any structure that is easily dismantled or moved such as a small aviary or small potters shed may be erected over an easement. Houses, sheds, extensions and other immovable structures are not permitted to be erected over an easement.

Q Can I plant on an easement?

A Generally you can plant anything that will not grow over 3m tall. Please note though that anything planted may have to be removed if the infrastructure needs maintenance or replacement. Reinstatement of any plantings removed will be carried out by Council at its own discretion.

Q Can I lay a footpath or driveway over an easement?

A Yes, however any lids or covers associated with the infrastructure must be left flush with the final footpath or driveway levels. Driveways and footpaths are to be constructed with block pavers or similar.

Q What if Council requires access to the easement?

A Council has statutory powers under the Water Industry Act 2012 to enter private property to carry out maintenance on its infrastructure located within the easement. If the matter is not urgent Council will notify the property owner of their intent to access the easement ahead of time. Urgent access usually only occurs in emergency situations. Any excavations and reinstatement of the easement will be carried out by Council. Any removal and reinstatement of structures or vegetation on the easement will be the owner's responsibility.

If you have any further questions or require further details regarding Council Easements, please contact Council on 8391 7200.

DOC/20/131386

Local Government Centre
Mount Barker Homemaker Centre
6 Dutton Road, Mount Barker SA 5251

9am – 5pm Monday to Friday
Telephone 8391 7200
www.mountbarker.sa.gov.au

Property Interest Report

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

Title Reference	CT 5494/886	Reference No. 2602493
Registered Proprietors	N J*LEECH	Prepared 03/09/2024 14:00
Address of Property	4 KONDOPARINGA ROAD, MEADOWS, SA 5201	
Local Govt. Authority	MOUNT BARKER DISTRICT COUNCIL, THE DISTRICT COUNCIL OF MOUNT BARKER	
Local Govt. Address	PO BOX 54 MOUNT BARKER SA 5251, POST OFFICE BOX 54, MOUNT BARKER, SA 5251	

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)
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1. General

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

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.2 | Easement
(whether over the land or annexed to the land)

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

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

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence
(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)

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

also

Contact the vendor for these details |
| 1.5 | Caveat | Refer to the Certificate of Title |
| 1.6 | Lien or notice of a lien | Refer to the Certificate of Title |

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. ***Burial and Cremation Act 2013***

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

4. ***Crown Rates and Taxes Recovery Act 1945***

4.1 section 5 - Notice requiring payment

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

5. ***Development Act 1993 (repealed)***

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

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

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

also

Contact the Local Government Authority for other details that might apply

5.2 section 50(1) - Requirement to vest land in a council or the Crown to be held as open space

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

also

Contact the Local Government Authority for other details that might apply

5.3 section 50(2) - Agreement to vest land in a council or the Crown to be held as open space

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

State Planning Commission in the Department for Housing and Urban Development has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
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7. Emergency Services Funding Act 1998

7.1	section 16 - Notice to pay levy	An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au
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8. Environment Protection Act 1993

8.1	section 59 - Environment performance agreement that is registered in relation to the land	EPA (SA) does not have any current Performance Agreements registered on this title
8.2	section 93 - Environment protection order that is registered in relation to the land	EPA (SA) does not have any current Environment Protection Orders registered on this title
8.3	section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.4	section 99 - Clean-up order that is registered in relation to the land	EPA (SA) does not have any current Clean-up orders registered on this title
8.5	section 100 - Clean-up authorisation that is registered in relation to the land	EPA (SA) does not have any current Clean-up authorisations registered on this title
8.6	section 103H - Site contamination assessment order that is registered in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.7	section 103J - Site remediation order that is registered in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.8	section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination)	EPA (SA) does not have any current Orders registered on this title

8.9	section 103P - Notation of site contamination audit report in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.10	section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land	EPA (SA) does not have any current Orders registered on this title
9.	<i>Fences Act 1975</i>	
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
10.	<i>Fire and Emergency Services Act 2005</i>	
10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor
11.	<i>Food Act 2001</i>	
11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
12.	<i>Ground Water (Qualco-Sunlands) Control Act 2000</i>	
12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title
13.	<i>Heritage Places Act 1993</i>	
13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title
14.	<i>Highways Act 1926</i>	
14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title
15.	<i>Housing Improvement Act 1940 (repealed)</i>	
15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title
16.	<i>Housing Improvement Act 2016</i>	

16.1	Part 3 Division 1 - Assessment, improvement or demolition orders	Housing Safety Authority has no record of any notice or declaration affecting this title
16.2	section 22 - Notice to vacate premises	Housing Safety Authority has no record of any notice or declaration affecting this title
16.3	section 25 - Rent control notice	Housing Safety Authority has no record of any notice or declaration affecting this title
17. <i>Land Acquisition Act 1969</i>		
17.1	section 10 - Notice of intention to acquire	Refer to the Certificate of Title for any notice of intention to acquire also Contact the Local Government Authority for other details that might apply
18. <i>Landscape South Australia Act 2019</i>		
18.1	section 72 - Notice to pay levy in respect of costs of regional landscape board	The regional landscape board has no record of any notice affecting this title
18.2	section 78 - Notice to pay levy in respect of right to take water or taking of water	DEW will respond with details relevant to this item
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 will respond with details relevant to this item
18.11	section 142 - Site use approval	DEW will respond with details relevant to this item
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. <i>Native Vegetation Act 1991</i>		
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. <i>Natural Resources Management Act 2004 (repealed)</i>		
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. <i>Outback Communities (Administration and Management) Act 2009</i>		
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**
- 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**
- Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit https://plan.sa.gov.au/have_your_say/ or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).**
- Code Amendment**
- Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.**
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and
- Contact the vendor for these details

notice may require access

- | | | |
|-------|--|---|
| 29.4 | section 140 - Notice requesting access | Contact the vendor for these details |
| 29.5 | section 141 - Order to remove or perform work | State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.6 | section 142 - Notice to complete development | State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.7 | section 155 - Emergency order | State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.8 | section 157 - Fire safety notice | Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.9 | section 192 or 193 - Land management agreement | Refer to the Certificate of Title |
| 29.10 | section 198(1) - Requirement to vest land in a council or the Crown to be held as open space | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.11 | section 198(2) - Agreement to vest land in a council or the Crown to be held as open space | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.12 | Part 16 Division 1 - Proceedings | Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply |
| 29.13 | section 213 - Enforcement notice | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.14 | section 214(6), 214(10) or 222 - Enforcement order | Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

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

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

31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (revoked) regulation 19 - Maintenance order (that has not been complied with)	Public Health in DHW has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply
32.	<i>South Australian Public Health Act 2011</i>	
32.1	section 66 - Direction or requirement to avert spread of disease	Public Health in DHW has no record of any direction or requirement affecting this title
32.2	section 92 - Notice	Public Health in DHW has no record of any notice affecting this title also Contact the Local Government Authority for other details that might apply
32.3	<i>South Australian Public Health (Wastewater) Regulations 2013</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.	<i>Upper South East Dryland Salinity and Flood Management Act 2002 (expired)</i>	
33.1	section 23 - Notice of contribution payable	DEW has no record of any notice affecting this title
34.	<i>Water Industry Act 2012</i>	
34.1	Notice or order under the Act requiring payment of charges or other amounts or making other requirement	An SA Water Certificate will be forwarded. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950 also The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title also Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title. also Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title. also Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.
35.	<i>Water Resources Act 1997 (repealed)</i>	
35.1	section 18 - Condition (that remains in force) of a permit	DEW has no record of any condition affecting this title
35.2	section 125 (or a corresponding previous enactment) - Notice to pay levy	DEW has no record of any notice affecting this title
36.	Other charges	

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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.



9 September 2024

SMART CONVEYANCING PTY LTD
UNIT 2, 162 FLINDERS STREET
ADELAIDE SA 5000

Water and River Murray Group

Water Licensing Branch
11 Helen Street
Mount Gambier SA 5290
PO Box 1046
Mount Gambier SA 5290
Australia
Tel (08) 8735 1134

Dear Sir/Madam

dew.lcwaterlicensing@sa.gov.au

www.environment.sa.gov.au

www.waterconnect.sa.gov.au

I refer to your enquiry concerning the following property:

Reference No: 2602493
Title Reference: CT5494/886 F5650 AL825
Property Address: 4 KONDOPARINGA ROAD, MEADOWS SA 5201
Owners Name: NJ LEECH

I advise as follows:

Notice to pay levy under section 78 of the <i>Landscape South Australia Act 2019</i> (or under a corresponding previous enactment).	Yes*
--	-------------

***Please refer to the below ADVICE OF LICENCE(S) ISSUED UNDER THE LANDSCAPE SOUTH AUSTRALIA ACT 2019 report detailing levies payable under Section 78, any Water Resource Works Approval under Section 135, any Site Use Approval under Section 142 & any Forest Water Licence under Section 166 of The Landscape South Australia Act 2019.**

Copies of the relevant application forms can be found at www.waterconnect.sa.gov.au/Water-Management/Licences-and-Permits or by contacting this office.

If an interested party is registered against a water licence an application to remove the interest will also need to be submitted. The licence holder/s will need to confirm if an interest is registered against a water licence. Any information in relation to licences will only be given to the licensees or a third party who has written permission from the licensee to access the information.

The Minister is required to keep a record of Permits, Licences, Allocations, Approvals and details relating to these. The NRM Register is publicly available online and is updated daily <https://www.waterconnect.sa.gov.au/Systems/WLPR/Pages/default.aspx>. To protect the privacy of licensees, limited information is available on the register. The NRM register provides access to information by entering the licence/permit number or the land parcel details endorsed on the licence/permit. All care and diligence has been taken to access the above information from available records.

Should you have any queries regarding this Property Interest Report please contact this office.

All other enquires regarding the Licence should be directed to the DEW Branch located at the bottom of this report.

Yours sincerely

Dimity Fisher
Water Licensing Support Officer



WATER & RIVER MURRAY GROUP ADVICE OF LICENCE (S) ISSUED UNDER THE LANDSCAPE SOUTH AUSTRALIA ACT 2019

Take Note

The *Landscape South Australia Act 2019* provides that a water licence is a property right issued to a person, which is not directly linked to the land. A licence may however, authorise water to be taken or used in relation to specific land parcels. If the land parcel(s) specified on a licence are sold, the licence remains in the possession of the licence holder unless separate approval is obtained to transfer or vary the water allocation endorsed on that licence. An application to transfer or vary a licensed water allocation must be made in accordance with the licensing provisions of the *Landscape South Australia Act 2019*. The provisions relevant to this prescribed resource are attached.

Licence Details

Licence Number:	WL-115152		
Licence Status:	Current		
Prescribed Region:	Eastern Mount Lofty Ranges Prescribed Water Resources Area		
Licensee(s):	District Council Of Mount Barker		
Water Allocation:	Underground Taking		37,380 kL

Fees charged to this licence:	Charged	Outstanding
Right to take water - 1/7/2024 to 30/06/2025	Not Yet Levied	\$0.00

Property Details:

CT6092/154	C22987 F1
CT6120/407	C22987 F2
CT6092/156	C22987 FCP
CT6166/180	D111369 A1001
CT6166/176	D111369 A6
CT6166/177	D111369 A7
CT6166/178	D111369 A8
CT6166/179	D111369 A9
CT6165/932	D111443 A102
CT6165/933	D111443 A103
CT6165/934	D111443 A104
CT6165/935	D111443 A105
CT6165/936	D111443 A106
CT6165/937	D111443 A107
CT6165/939	D111443 A403
CT6165/919	D111443 A75

All enquires regarding the Licence should be directed to:

Department for Environment and Water
Water and River Murray Group
Water Licensing Branch
2 Wade Street
BERRI SA 5343

Postal enquires should be forwarded to:

Department for Environment and Water
Water and River Murray Group
Water Licensing Branch
PO Box 240
BERRI SA 5343

Telephone: (08) 8595 2053



**WATER & RIVER MURRAY GROUP
ADVICE OF LICENCE (S) ISSUED UNDER THE
LANDSCAPE SOUTH AUSTRALIA ACT 2019**

CT6165/920	D111443 A76
CT6165/921	D111443 A77
CT6165/922	D111443 A78
CT6165/923	D111443 A79
CT6165/924	D111443 A80
CT6165/925	D111443 A81
CT6165/926	D111443 A82
CT6165/927	D111443 A83
CT6165/928	D111443 A84
CT6165/929	D111443 A85
CT6165/930	D111443 A86
CT6165/931	D111443 A87
CT6174/426	D112852 A100
CT6174/427	D112852 A101
CT6174/414	D112852 A88
CT6174/415	D112852 A89
CT6174/416	D112852 A90
CT6174/417	D112852 A91
CT6174/418	D112852 A92
CT6174/419	D112852 A93
CT6174/420	D112852 A94
CT6174/421	D112852 A95
CT6174/422	D112852 A96
CT6174/423	D112852 A97
CT6174/424	D112852 A98
CT6174/425	D112852 A99
CT6177/601	D113095 A23
CT6177/602	D113095 A24
CT6195/250	D114024 A10
CT6280/410	D114024 A5
CT6280/411	D114024 A6
CT6280/409	D114024 A7
CT6280/412	D114024 A8
CT6195/249	D114024 A9
CT6200/350	D117196 A108
CT6200/351	D117196 A109

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CT6200/352	D117196 A110
CT6200/353	D117196 A111
CT6200/354	D117196 A112
CT6200/355	D117196 A113
CT6200/356	D117196 A114
CT6200/357	D117196 A115
CT6200/358	D117196 A116
CT6200/359	D117196 A117
CT6200/360	D117196 A118
CT6200/361	D117196 A119
CT6200/362	D117196 A120
CT6200/363	D117196 A121
CT6200/364	D117196 A122
CT6200/365	D117196 A123
CT6200/366	D117196 A124
CT6200/367	D117196 A125
CT6200/368	D117196 A126
CT6200/369	D117196 A127
CT6200/370	D117196 A128
CT6200/371	D117196 A129
CT6200/372	D117196 A130
CT6200/373	D117196 A131
CT6200/374	D117196 A153
CT6200/375	D117196 A154
CT6200/376	D117196 A206
CT6200/377	D117196 A207
CT6200/379	D117196 A901
CT6209/433	D117534 A5
CT6209/434	D117534 A6
CT6216/743	D118821 A31
CT6216/744	D118821 A32
CT6216/745	D118821 A33
CT6225/768	D121760 A1
CT6225/777	D121760 A10
CT6225/778	D121760 A11
CT6225/779	D121760 A12

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CT6225/780	D121760 A13
CT6225/781	D121760 A14
CT6225/782	D121760 A15
CT6225/783	D121760 A16
CT6225/784	D121760 A17
CT6225/785	D121760 A18
CT6225/786	D121760 A19
CT6225/769	D121760 A2
CT6225/787	D121760 A20
CT6225/788	D121760 A21
CT6225/789	D121760 A22
CT6225/770	D121760 A3
CT6225/771	D121760 A4
CT6225/791	D121760 A41
CT6225/792	D121760 A42
CT6225/772	D121760 A5
CT6225/773	D121760 A6
CT6225/774	D121760 A7
CT6225/775	D121760 A8
CT6225/776	D121760 A9
CT6244/498	D125111 A23
CT6244/499	D125111 A24
CT6244/500	D125111 A25
CT6244/501	D125111 A26
CT6244/502	D125111 A27
CT6244/503	D125111 A28
CT6244/504	D125111 A29
CT6244/505	D125111 A30
CT6244/506	D125111 A31
CT6244/507	D125111 A32
CT6244/508	D125111 A33
CT6244/509	D125111 A34
CT6244/510	D125111 A35
CT6244/511	D125111 A36
CT6244/512	D125111 A37
CT6244/513	D125111 A38

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CT6244/514	D125111 A39
CT6244/515	D125111 A40
CT6244/516	D125111 A46
CT6278/593	D130496 A22
CT6278/594	D130496 A23
CT5323/825	D13176 A300
CT6095/802	D13176 A301
CT5774/999	D18004 A11
CT5846/426	D18004 A12
CT5393/816	D18004 A13
CT5191/877	D18004 A14
CT5441/361	D21994 A2
CT5162/545	D21994 A3
CT5203/542	D22075 A1
CT5249/591	D22075 A2
CT5389/86	D23409 A1
CT6130/844	D23409 A2
CT6130/354	D23409 A3
CT6130/859	D23409 A4
CT6123/688	D23409 A6
CT6123/694	D23409 A7
CT6130/855	D23409 A8
CT6130/358	D23409 A9
CT6123/693	D23410 A101
CT6130/366	D23410 A102
CT6131/416	D23410 A103
CT6131/102	D23410 A104
CT6130/324	D23410 A105
CT6120/30	D23410 A106
CT6123/683	D23410 A107
CT6120/36	D23410 A108
CT6130/858	D23410 A109
CT6123/695	D23410 A110
CT5992/126	D23410 A111
CT5389/114	D23410 A113
CT5389/113	D23410 A114

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CT5224/767	D25920 A102
CT5127/521	D27339 A21
CT5217/810	D27339 A22
CT5341/676	D27339 A23
CT5087/510	D27339 A24
CT5400/559	D27339 A25
CT5160/523	D27339 A26
CT5149/355	D27339 A27
CT5517/716	D27339 A98
CT5435/617	D32009 A1
CT5419/493	D32009 A2
CT5071/657	D33117 A7
CT5071/658	D33117 A8
CT5071/659	D33117 A9
CT5093/896	D34858 A20
CT5093/897	D34858 A21
CT5093/898	D34858 A22
CT6115/417	D35241 A3
CT5095/819	D35241 A4
CT5985/116	D35241 A5
CT5095/821	D35241 A6
CT5110/576	D36139 A20
CT5121/696	D36615 A1
CT5121/697	D36615 A2
CT5121/698	D36615 A202
CT5347/594	D36787 A38
CT6117/417	D36788 A1
CT6117/426	D36788 A10
CT6117/427	D36788 A11
CT6117/428	D36788 A12
CT6117/429	D36788 A13
CT6117/430	D36788 A14
CT6117/431	D36788 A15
CT6117/432	D36788 A16
CT6117/433	D36788 A17
CT6117/434	D36788 A18

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CT6117/435	D36788 A19
CT6117/418	D36788 A2
CT6117/436	D36788 A20
CT6117/437	D36788 A21
CT6117/438	D36788 A22
CT6117/439	D36788 A23
CT6117/440	D36788 A24
CT6117/496	D36788 A25
CT6117/441	D36788 A26
CT6117/442	D36788 A27
CT6117/443	D36788 A28
CT6117/444	D36788 A29
CT6117/419	D36788 A3
CT6117/445	D36788 A30
CT6117/446	D36788 A31
CT6117/447	D36788 A32
CT6117/448	D36788 A33
CT6117/495	D36788 A34
CT6117/449	D36788 A35
CT6117/450	D36788 A36
CT6117/475	D36788 A37
CT6117/476	D36788 A39
CT6117/420	D36788 A4
CT6117/477	D36788 A40
CT6117/478	D36788 A41
CT6117/479	D36788 A42
CT6117/480	D36788 A43
CT6117/451	D36788 A44
CT6117/452	D36788 A45
CT6117/453	D36788 A46
CT6117/454	D36788 A47
CT6117/455	D36788 A48
CT6117/456	D36788 A49
CT6117/421	D36788 A5
CT6117/461	D36788 A50
CT6117/462	D36788 A51

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CT6117/463	D36788 A52
CT6117/464	D36788 A53
CT6117/465	D36788 A54
CT6117/466	D36788 A55
CT6117/467	D36788 A56
CT6117/481	D36788 A57
CT6117/482	D36788 A58
CT6117/483	D36788 A59
CT6117/422	D36788 A6
CT6117/484	D36788 A60
CT6117/485	D36788 A61
CT6117/486	D36788 A62
CT6117/487	D36788 A63
CT6117/488	D36788 A64
CT6117/489	D36788 A65
CT6117/498	D36788 A66
CT6117/490	D36788 A67
CT6117/491	D36788 A68
CT6117/468	D36788 A69
CT6117/423	D36788 A7
CT6117/469	D36788 A70
CT6117/470	D36788 A71
CT6117/471	D36788 A72
CT6117/497	D36788 A73
CT6117/472	D36788 A74
CT6117/473	D36788 A75
CT6117/474	D36788 A76
CT6122/115	D36788 A77
CT6117/493	D36788 A78
CT6117/494	D36788 A79
CT6117/424	D36788 A8
CT5129/628	D36788 A87
CT5129/629	D36788 A88
CT6117/425	D36788 A9
CT5249/162	D41120 A11
CT5330/625	D4389 A3

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CT5436/276	D4389 A4
CT5240/823	D4389 A5
CT5672/311	D4389 A6
CT5700/458	D4389 A7
CT5691/221	D4431 A1
CT5167/769	D4431 A2
CT5243/884	D4431 A3
CT5691/159	D4431 A4
CT5530/492	D4431 A5
CT5695/127	D4431 A6
CT5222/760	D4431 A7
CT5334/229	D44616 A24
CT5329/629	D4746 A10
CT5173/132	D4746 A11
CT5619/501	D4746 A12
CT5471/504	D4746 A13
CT5468/760	D4746 A14
CT5497/62	D4746 A15
CT5275/920	D4746 A16
CT5565/33	D4746 A17
CT5303/157	D4746 A18
CT5250/445	D4746 A19
CT5617/87	D4746 A20
CT5161/325	D4746 A21
CT5316/603	D4746 A22
CT5617/40	D4746 A23
CT5126/988	D4746 A24
CT5233/180	D4746 A25
CT5449/425	D4746 A26
CT5449/750	D4746 A27
CT5471/307	D4746 A8
CT5616/952	D4746 A9
CT5508/563	D48272 A102
CT5503/68	D48575 A1
CT5503/69	D48575 A2
CT6146/841	D50778 A10

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CT5701/483	D50778 A13
CT6117/680	D5883 A1
CT5178/249	D5883 A13
CT5512/606	D5883 A14
CT5626/243	D5883 A15
CT5245/711	D5883 A16
CT5628/159	D5883 A17
CT5232/549	D5883 A18
CT5628/160	D5883 A19
CT5174/420	D5883 A2
CT5232/949	D5883 A3
CT5628/157	D5883 A4
CT5406/624	D5883 A5
CT5159/940	D5883 A6
CT5259/421	D5883 A7
CT5224/876	D5883 A8
CT5628/158	D5883 A9
CT5869/830	D58868 A50
CT5930/107	D65742 A10
CT5930/108	D65742 A11
CT5930/109	D65742 A12
CT5962/441	D69857 A51
CT5962/442	D69857 A52
CT5973/563	D71079 A610
CT5973/564	D71079 A611
CT6019/907	D78518 A1003
CT6047/722	D80692 A1
CT6047/723	D80692 A2
CT6047/724	D80692 A3
CT6075/349	D86042 A101
CT6075/350	D86042 A102
CT6088/583	D87907 A1
CT6088/584	D87907 A2
CT6104/725	D90538 A100
CT6104/726	D90538 A101
CT6104/727	D90538 A102

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CT6130/976	D93221 A1
CT6130/982	D93221 A13
CT6130/983	D93221 A14
CT6147/812	D93221 A16
CT6130/985	D93221 A17
CT6147/813	D93221 A18
CT6130/987	D93221 A19
CT6130/977	D93221 A2
CT6131/6	D93221 A201
CT6131/7	D93221 A202
CT6131/8	D93221 A203
CT6130/988	D93221 A29
CT6130/978	D93221 A3
CT6130/989	D93221 A30
CT6130/990	D93221 A32
CT6130/991	D93221 A33
CT6147/814	D93221 A34
CT6130/993	D93221 A35
CT6130/994	D93221 A36
CT6130/995	D93221 A37
CT6130/996	D93221 A38
CT6130/997	D93221 A39
CT6130/979	D93221 A4
CT6130/998	D93221 A40
CT6130/999	D93221 A41
CT6131/1	D93221 A42
CT6131/2	D93221 A43
CT6131/3	D93221 A44
CT6131/4	D93221 A45
CT6130/980	D93221 A5
CT6130/981	D93221 A6
CT6148/162	D95062 A10
CT6148/163	D95062 A11
CT6148/164	D95062 A12
CT6148/165	D95062 A20
CT6148/166	D95062 A21

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CT6148/167	D95062 A22
CT6148/168	D95062 A23
CT6148/169	D95062 A24
CT6148/170	D95062 A25
CT6148/171	D95062 A26
CT6148/172	D95062 A27
CT6148/173	D95062 A28
CT6148/175	D95062 A295
CT6148/159	D95062 A7
CT6148/160	D95062 A8
CT6148/161	D95062 A9
CT6161/754	D95233 A1
CT6161/758	D95233 A1000
CT6161/755	D95233 A3
CT6161/756	D95233 A4
CT6161/757	D95233 A5
CT6154/215	D95985 A46
CT6154/216	D95985 A47
CT6154/217	D95985 A48
CT6154/218	D95985 A50
CT6154/219	D95985 A51
CT6154/220	D95985 A52
CT6154/221	D95985 A53
CT6154/222	D95985 A54
CT6154/223	D95985 A55
CT6154/224	D95985 A56
CT6154/225	D95985 A57
CT6154/226	D95985 A58
CT6154/227	D95985 A59
CT6154/228	D95985 A60
CT6154/229	D95985 A61
CT6154/230	D95985 A62
CT6154/231	D95985 A63
CT6154/232	D95985 A64
CT6154/233	D95985 A65
CT6154/234	D95985 A66

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CT6154/235	D95985 A67
CT6154/236	D95985 A68
CT6154/237	D95985 A69
CT6154/238	D95985 A70
CT6154/239	D95985 A71
CT6154/240	D95985 A72
CT6154/241	D95985 A73
CT6154/242	D95985 A74
CT6160/870	D96263 A7
CT6160/871	D96263 A8
CT5488/521	F10082 A1
CT6128/743	F10082 A2
CT5148/34	F10219 A5
CT5090/848	F10219 A6
CT5492/657	F11163 A1
CT5094/671	F15004 A50
CT6095/802	F15004 A53
CT6095/802	F15004 A54
CT6095/802	F15004 A55
CT6095/802	F15004 A56
CT5059/343	F15442 A1
CT5195/577	F15442 A2
CT5067/654	F18522 A537
CT5470/764	F19221 A30
CT5470/935	F19221 A31
CT5232/46	F19500 A11
CT5298/971	F19500 A12
CT5319/742	F19500 A13
CT5824/450	F19500 A14
CT5077/641	F19500 A16
CT5233/607	F19500 A18
CT5233/607	F19500 A19
CT5526/487	F5401 A517
CT5526/487	F5401 A518
CT5321/821	F5401 A519
CT5386/190	F5401 A520

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CT5386/191	F5401 A521
CT5405/657	F5401 A522
CT5787/349	F5443 A534
CT5650/49	F5443 A535
CT5668/880	F5443 A536
CT5088/677	F5443 A537
CT5123/11	F5443 A538
CT5695/556	F5443 A539
CT5704/560	F5443 A540
CT5330/954	F5443 A541
CT5218/374	F5443 A542
CT5233/606	F5443 A543
CT5233/605	F5443 A544
CT5410/237	F5443 A545
CT5229/826	F5443 A546
CT5711/603	F5443 A547
CT6137/532	F5443 A549
CT5612/545	F5444 A525
CT5222/619	F5444 A529
CT5324/414	F5444 A530
CT5324/415	F5444 A531
CT5106/171	F5444 A532
CT5130/512	F5444 A533
CT5223/276	F5488 A886
CT5831/600	F5488 A887
CT5990/331	F5488 A888
CT5471/104	F5488 A889
CT5787/343	F5525 A837
CT5077/821	F5525 A838
CT5859/998	F5525 A839
CT5729/668	F5525 A842
CT5729/668	F5525 A843
CT5729/668	F5525 A844
CT5729/668	F5525 A845
CT5787/351	F5525 A847
CT5787/352	F5525 A848

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CT5519/694	F5525 A849
CT5213/20	F5525 A850
CT5094/33	F5525 A851
CT5499/315	F5525 A852
CT5829/440	F5525 A853
CT5862/56	F5525 A854
CT5114/806	F5525 A856
CT5841/557	F5525 A857
CT5841/558	F5525 A858
CT6095/800	F5525 A859
CT6095/801	F5525 A860
CT5787/342	F5525 A861
CT5453/416	F5525 A862
CT6127/677	F5525 A863
CT6127/678	F5525 A864
CT5787/353	F5525 A869
CT5825/80	F5525 A870
CT5787/354	F5525 A871
CT5471/421	F5525 A872
CT5281/209	F5534 A578
CT5311/998	F5534 A579
CT5086/976	F5534 A581
CT5841/560	F5534 A584
CT5236/11	F5650 A816
CT5108/331	F5650 A817
CT5168/800	F5650 A818
CT5449/120	F5650 A819
CT5415/367	F5650 A820
CT5829/445	F5650 A821
CT5104/73	F5650 A822
CT5494/886	F5650 A825
CT5640/224	F5650 A826
CT5208/185	F5650 A831
CT5372/855	F6971 A2
CT5272/399	F7125 A12
CT5073/615	F7125 A13

**All enquires regarding the Licence
should be directed to:**

Department for Environment and Water
Water and River Murray Group
Water Licensing Branch
2 Wade Street
BERRI SA 5343

**Postal enquires should be
forwarded to:**

Department for Environment and Water
Water and River Murray Group
Water Licensing Branch
PO Box 240
BERRI SA 5343

Telephone: (08) 8595 2053



**WATER & RIVER MURRAY GROUP
ADVICE OF LICENCE (S) ISSUED UNDER THE
LANDSCAPE SOUTH AUSTRALIA ACT 2019**

CT5313/202	F7125 A8
CT5470/835	F7125 A9
CT5246/863	F7278 A601
CT5245/535	F9525 A1
CT5120/682	F9525 A2
CT5495/927	F9525 A3
CT5495/873	F9525 A4
CT5978/628	F9529 A5
CT5197/94	F9529 A6
CT5175/229	H105300 S881

Additional Information

Information provided current as at 9 September 2024.

Any outstanding fees are to be paid before a licence can be transferred to a new account.

Comments

If the water licence is to be transferred to a new property owner, the current licence holder must complete an application to transfer a water licence, which must be signed by all parties and returned to the below office accompanied by the prescribed fee.

**All enquires regarding the Licence
should be directed to:**

Department for Environment and Water
Water and River Murray Group
Water Licensing Branch
2 Wade Street
BERRI SA 5343

**Postal enquires should be
forwarded to:**

Department for Environment and Water
Water and River Murray Group
Water Licensing Branch
PO Box 240
BERRI SA 5343

Telephone: (08) 8595 2053

Certificate of Title

Title Reference: CT 5494/886
Status: CURRENT
Edition: 4

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Status
12/07/2024	17/07/2024	14317353	MORTGAGE	REGISTERED

Data Available - Dealings completed since 05/06/2024 and unregistered Dealings

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

Certificate of Title

Title Reference: CT 5494/886

Status: CURRENT

Parent Title(s): CT 4149/416

Dealing(s) Creating Title: CONVERTED TITLE

Title Issued: 22/01/1998

Edition: 4

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
12/07/2024	17/07/2024	14317353	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
20/03/2023	23/03/2023	13997509	DISCHARGE OF MORTGAGE	REGISTERED	13376609
24/09/2020	29/09/2020	13376609	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION (ACN: 007 457 141)
24/09/2020	29/09/2020	13376608	TRANSFER	REGISTERED	NORTON JAMES LEECH
24/09/2020	29/09/2020	13376607	DISCHARGE OF MORTGAGE	REGISTERED	9452175
25/10/2002	31/10/2002	9452175	MORTGAGE	REGISTERED	HOMESTART FINANCE
25/10/2002	31/10/2002	9452174	TRANSFER	REGISTERED	TAMARA LEE BUCKINGHAM
25/10/2002	31/10/2002	9452173	DISCHARGE OF MORTGAGE	REGISTERED	4428358
21/08/1979	21/08/1979	4428358	MORTGAGE	REGISTERED	

Certificate of Title

Title Reference CT 5494/886
Status CURRENT
Easement NO
Owner Number 15221703
Address for Notices 4 KONDOPARINGA RD MEADOWS, SA 5201
Area 360m² (APPROXIMATE)

Estate Type

Fee Simple

Registered Proprietor

NORTON JAMES LEECH
OF 752 INMAN VALLEY ROAD LOWER INMAN VALLEY SA 5211

Description of Land

ALLOTMENT 825 FILED PLAN 5650
IN THE AREA NAMED MEADOWS
HUNDRED OF KUITPO

Last Sale Details

Dealing Reference TRANSFER (T) 13376608
Dealing Date 24/09/2020
Sale Price \$195,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	14317353	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
5823725005	CURRENT	4 KONDOPARINGA ROAD, MEADOWS, SA 5201

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	5823725005
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/1970
Property Location	4 KONDOPARINGA ROAD, MEADOWS, SA 5201
Local Government	MOUNT BARKER
Owner Names	NORTON JAMES LEECH
Owner Number	15221703
Address for Notices	4 KONDOPARINGA RD MEADOWS, SA 5201
Zone / Subzone	LAC - Local Activity Centre
Water Available	No
Sewer Available	No
Land Use	1100 - House
Description	5H SHS PERG
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
F5650 ALLOTMENT 825	CT 5494/886

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$183,000	\$400,000			
Previous	\$166,000	\$380,000			

Building Details

Valuation Number	5823725005
Building Style	Bungalow
Year Built	1950
Building Condition	Below Average
Wall Construction	Cement Sheet; Weatherbrd; Log
Roof Construction	Imitation Tile
Equivalent Main Area	121 sqm
Number of Main Rooms	5

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



ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2602493

SMART CONVEYANCING PTY LTD
LEVEL 1
162 FLINDERS STREET
ADELAIDE SA 5000

DATE OF ISSUE

04/09/2024

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

15221703

OWNERSHIP NAME

N J LEECH

PROPERTY DESCRIPTION

4 KONDOPARINGA RD / MEADOWS SA 5201

ASSESSMENT NUMBER

5823725005

TITLE REF.

(A "+" indicates multiple titles)

CT 5494/886

CAPITAL VALUE

\$400,000.00

AREA / FACTOR

R2
0.500

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2024-2025

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00
\$ 75.35
\$ 46.40
\$ 0.00
\$ 0.00
\$ 78.95

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

03/12/2024



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

15221703

OWNERSHIP NAME

N J LEECH

ASSESSMENT NUMBER

5823725005

AMOUNT PAYABLE

\$78.95

AGENT NUMBER

100023540

AGENT NAME

SMART CONVEYANCING PTY LTD

EXPIRY DATE

03/12/2024

+80013342360022> +001571+ <0550493839> <0000007895> +444+

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

Visit: www.revenuesa.sa.gov.au
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

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

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

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

PIR Reference No: 2602493

DATE OF ISSUE

04/09/2024

SMART CONVEYANCING PTY LTD
LEVEL 1
162 FLINDERS STREET
ADELAIDE SA 5000

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

N J LEECH

FINANCIAL YEAR

2024-2025

PROPERTY DESCRIPTION

4 KONDOPARINGA RD / MEADOWS SA 5201

ASSESSMENT NUMBER

5823725005

TITLE REF.

(A "+" indicates multiple titles)

CT 5494/886

TAXABLE SITE VALUE

\$183,000.00

AREA

0.0360 HA

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

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

Please Note:

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

ON OR BEFORE **03/12/2024**

See overleaf for further information

**Government of
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

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

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT 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

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
58 23725 00 5	CT5494886	4/9/2024	8210	2602493

SMART CONVEYANCING PTY LTD
UNIT 2/162 FLINDERS STREET
ADELAIDE SA 5000
info@smartconveyancingco.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer:	N J LEECH		
Location:	4 KONDOPARINGA RD MEADOWS		
Description:	5H SHEDS	Capital Value:	\$ 400 000
Rating:	Residential		

Periodic charges

Raised in current years to 30/6/2024

			\$
	Arrears as at: 30/6/2024	:	0.00
Water main available:	Water rates	:	0.00
Sewer main available:	Sewer rates	:	0.00
	Water use	:	0.00
	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	:	0.00
	Balance outstanding	:	0.00

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

Next quarterly charges:	Water supply: 0.00	Sewer: 0.00	Bill: 11/9/2024
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This account is not rateable for water or sewer.

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

South Australian Water Corporation

Name:
N J LEECH

Water & Sewer Account
Acct. No.: 58 23725 00 5

Amount: _____

Address:
4 KONDOPARINGA RD MEADOWS

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	5823725005



Bill code: 8888
Ref: 5823725005

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: 5823725005



**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