

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 6201 Folio 432

**Parent Title(s)** CT 6149/806  
**Creating Dealing(s)** RTC 12798881  
**Title Issued** 14/12/2017 **Edition** 4 **Edition Issued** 09/05/2023

## Estate Type

FEE SIMPLE

## Registered Proprietor

MELANIE CHRISTINA SALDARIS  
OF 33 BRENTON STREET MORPHETT VALE SA 5162

## Description of Land

ALLOTMENT 51 DEPOSITED PLAN 116752  
IN THE AREA NAMED MORPHETT VALE  
HUNDRED OF NOARLUNGA

## Easements

NIL

## Schedule of Dealings

| Dealing Number | Description   |
|----------------|---|
| 12907870       | ENCUMBRANCE TO ENCUMBRANCE CO. PTY. LTD. (ACN: 086 414 628) |
| 12907871       | MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)  |

## Notations

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

|  |   |   |  |                 |                             |                                    |  |                           |      |   |  |
|--|---|---|--|-----------------|-----------------------------|------------------------------------|--|---------------------------|------|---|--|
| PURPOSE:   |   | DIVISION  |  | AREA NAME:      |                             | MORPHETT VALE                      |  | RE-APPROVED:              |      | <div><div>D116752</div><div>SHEET 1 OF 5</div><div>57841_text_01_v09_Version_9</div></div> |  |
| MAP REF:   |   | 6627/7/L, 6627/7/P, 6627/7/M, 6627/7/N  |  | COUNCIL:        |                             | CITY OF ONKAPARINGA                |  | DEPOSITED:                |      |   |  |
| LAST PLAN:                                       |   | D94292  |  | DEVELOPMENT NO: |                             | 145/D195/13/001/49919              |  | DEAN WATSON<br>12/12/2017 |      |   |  |
| AGENT DETAILS:                                   |   | ALEXANDER & SYMONDS PTY LTD<br>1ST FLOOR 11 KING WILLIAM ST<br>KENT TOWN SA 5067<br>PH: 81301666<br>FAX: 83620099 |  |                 | SURVEYORS<br>CERTIFICATION: |                                    | I SIMON JOHN CROWE , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992. 2) That the field work was completed on the 11th day of March 2017<br>5th day of October 2017 Simon Crowe Licensed Surveyor |                           |      |   |  |
| AGENT CODE:                                      |   | ALSY  |  |                 |                             |                                    |  |                           |      |   |  |
| REFERENCE:                                       |   | A066613LT0-2(C)   |  |                 |                             |                                    |  |                           |      |   |  |
| SUBJECT TITLE DETAILS:                           |   |   |  |                 |                             |                                    |  |                           |      |   |  |
| PREFIX   | VOLUME                                  | FOLIO   | OTHER                                    | PARCEL          | NUMBER                      | PLAN                               | NUMBER   | HUNDRED / IA / DIVISION   | TOWN | REFERENCE NUMBER  |  |
| CT   | 6149                                    | 806   |  | ALLOTMENT(S)    | 501                         | D                                  | 94292  | NOARLUNGA                 |      |   |  |
| OTHER TITLES AFFECTED: CT 6129/430 , CT 6150/226 |   |   |  |                 |                             |                                    |  |                           |      |   |  |
| EASEMENT DETAILS:                                |   |   |  |                 |                             |                                    |  |                           |      |   |  |
| STATUS   | LAND BURDENED                           | FORM  | CATEGORY                                 | IDENTIFIER      | PURPOSE                     | IN FAVOUR OF                       |  |                           |      | CREATION  |  |
| EXTINGUISH                                       | 505 (BRENTON STREET)<br>. 504 (RESERVE) | SERVICE   | EASEMENT(S)                              | W IN D94292     | FOR WATER SUPPLY PURPOSES   | SOUTH AUSTRALIAN WATER CORPORATION |  |                           |      | 223LG RPA   |  |
| EXTINGUISH                                       | 505 (BRENTON STREET)                    | SERVICE   | EASEMENT(S)                              | S IN D94292     | FOR SEWERAGE PURPOSES       | SOUTH AUSTRALIAN WATER CORPORATION |  |                           |      | 223LG RPA   |  |
| EXTINGUISH                                       | 272 IN D6509                            | SHORT   | FREE AND UNRESTRICTED RIGHT(S)<br>OF WAY | A               |                             | 27.28-53.64-71.(101*-103*)         |  |                           |      | T 3068702   |  |
| EXTINGUISH                                       | 501 IN D94292                           | SHORT   | FREE AND UNRESTRICTED RIGHT(S)<br>OF WAY | R IN D94292     |                             | 201 IN D92722                      |  |                           |      | RTC 12061415  |  |
| EXTINGUISH                                       | 272 IN D6509                            | LONG  | EASEMENT(S)                              | A               |                             | 27.28-53.64-71.(101*-103*)         |  |                           |      | T 3068702   |  |
| EXISTING   |   | SHORT   | FREE AND UNRESTRICTED RIGHT(S)<br>OF WAY | A               |                             | 502 (WALKWAY)                      |  |                           |      | T 3068702   |  |
| NEW  | 28-42.101*                              | SERVICE   | EASEMENT(S)                              | B               | FOR DRAINAGE PURPOSES       | THE COUNCIL FOR THE AREA           |  |                           |      | 223LG RPA   |  |



D116752

SHEET 2 OF 5

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| EASEMENT DETAILS: |               |         |             |            |                                 |  |           |
|-------------------|---------------|---------|-------------|------------|---------------------------------|--|-----------|
| STATUS            | LAND BURDENED | FORM    | CATEGORY    | IDENTIFIER | PURPOSE                         | IN FAVOUR OF   | CREATION  |
| NEW               | 53. 68        | SERVICE | EASEMENT(S) | C(T/F)     | FOR ELECTRICITY SUPPLY PURPOSES | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | 223LG RPA |
| NEW               | 504(RESERVE)  | SERVICE | EASEMENT(S) | D          | FOR SEWERAGE PURPOSES           | SOUTH AUSTRALIAN WATER CORPORATION                         | 223LG RPA |

ANNOTATIONS: AMENDMENT TO IN FAVOUR OF LAND FOR EXTINGUISHMENT OF EASEMENT A VIDE PR 12849383 PRO. R.G. 21.12.2017  
NOTIFICATION OF FINAL MARKING VIDE PR 12878595 PRO RG 22/02/2018

D116752

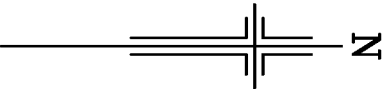
SHEET 3 OF 5

57841\_pland\_1\_V02\_Version\_9

BEARING DATUM: MGA 94    ZONE 54  
DERIVATION: PM 6627/18116 TO 6627/8070  
TOTAL AREA:    3.388ha

REFERENCE MARKS

| CNR | BEARING | FROM  | DIST  | PM NO      |
|-----|---------|-------|-------|------------|
| 1   | 85°01'  | PM FD | 13.44 | 6627/18116 |
| 2   | 175°00' | PM FD | 0.91  | 6627/8066  |
| 3   | 175°05' | PM FD | 0.91  | 6627/8060  |
| 4   | 85°00'  | PM FD | 19.15 | 6627/8070  |

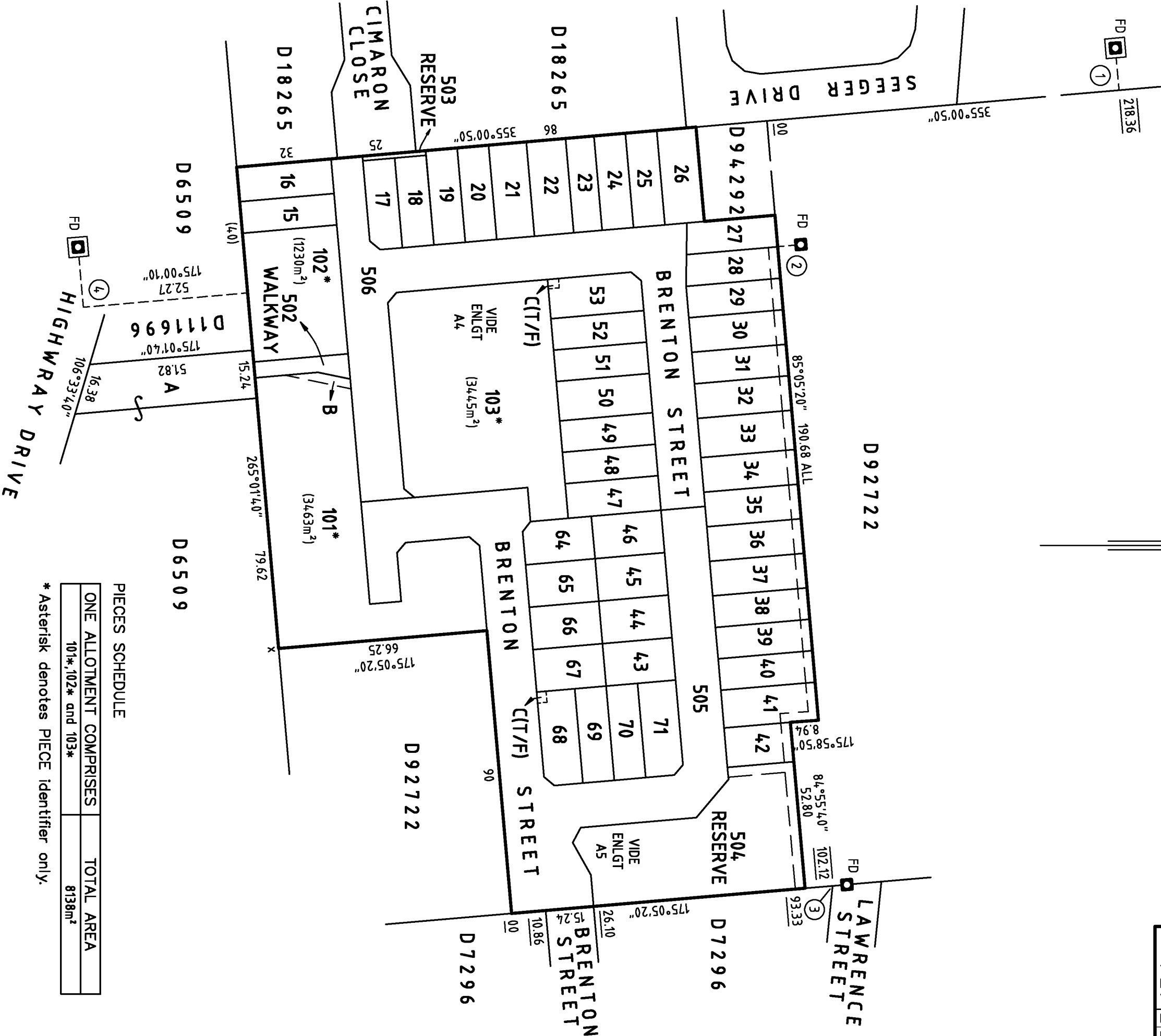


Alexander & Symonds Pty.Ltd.

11 KING WILLIAM STREET, KENT TOWN  
P.O. BOX 1000 KENT TOWN 5071  
Tel (08) 8130 1666    Fax (08) 8362 0099    A.B.N. 93 007 753 988

REFERENCE    A066613LTO-2(C)

PAP    15/08/2017



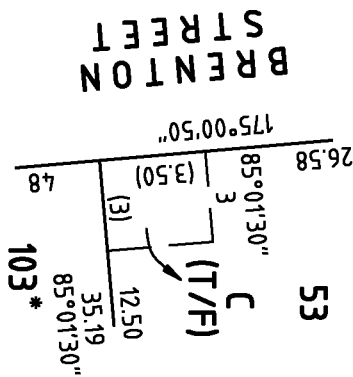
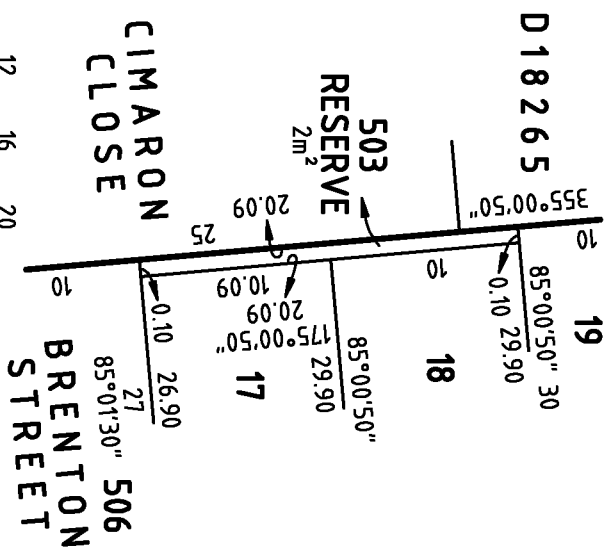
PIECES SCHEDULE

| ONE ALLOTMENT COMPRISES | TOTAL AREA |
|-------------------------|------------|
| 101*,102* and 103*      | 8138m²     |

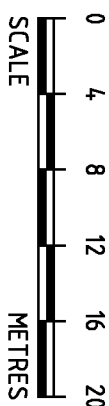
\* Asterisk denotes PIECE identifier only.

SHEET 4 OF 5

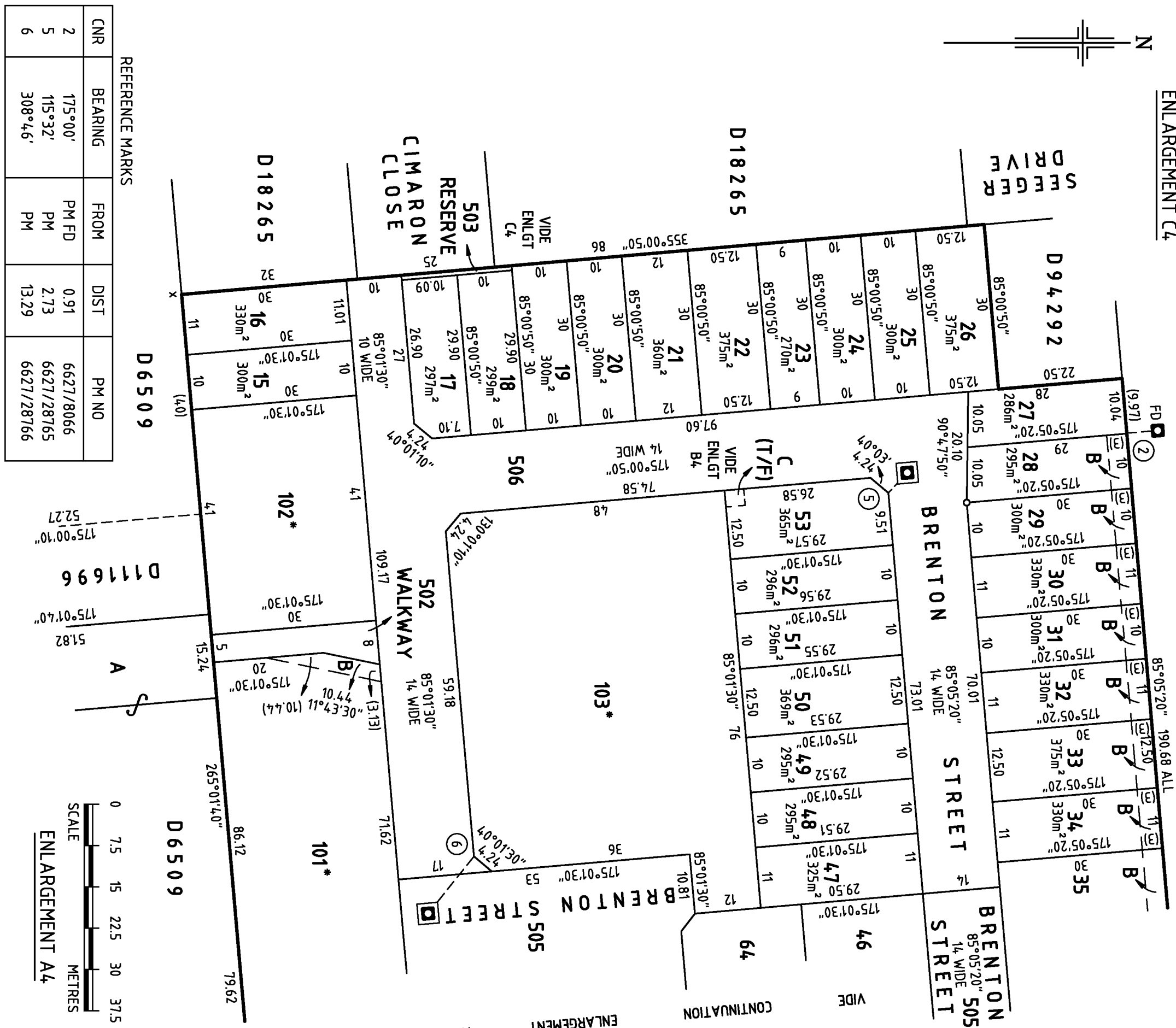
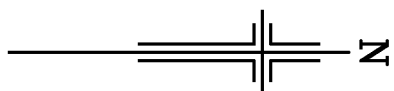
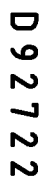
57841\_pland\_2\_V03\_Version\_9



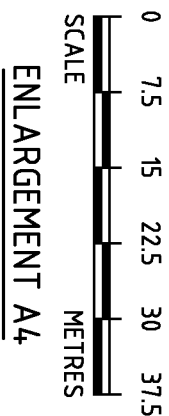
**ENLARGEMENT B4**  
**NOT TO SCALE**



## ENLARGEMENT C4



| REFERENCE MARKS |         |       |       |            |
|-----------------|---------|-------|-------|------------|
| CNR             | BEARING | FROM  | DIST  | PM NO      |
| 2               | 175°00' | PM FD | 0.91  | 6627/8066  |
| 5               | 115°32' | PM    | 2.73  | 6627/28765 |
| 6               | 308°46' | PM    | 13.29 | 6627/28766 |



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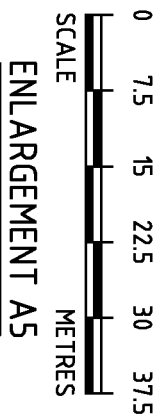
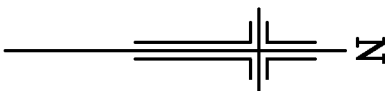
REFERENCE A066613LT0-2(C)

PAP 15/08/2017

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SHEET 5 OF 5

57841\_pland\_3\_V04\_Version\_9



D 9 2 7 2 2

FD  
LAWRENCE  
STREET

102.12

93.33

84°55'40"  
52.80

175°58'50"  
8.94

175°05'20"  
12.15

175°05'20"  
10

175°05'20"  
11

85°05'20" 190.68 ALL

504  
RESERVE  
2120m<sup>2</sup>

D 7 2 9 6

175°05'20"  
67.23

130°03'30"  
15.83

175°05'20"  
12.50

175°05'20"  
10

175°05'20"  
11

175°05'20"  
11

BRENTON  
STREET  
85°05'20" 14 WIDE  
506

505

85°05'20" 14 WIDE

13.50

13.50

13.50

CONTINUATION

26.10

10.86

15.24

26.10

10.81

10.50

10.50

10.50

10.50

10.50

BRENTON  
STREET

10.86

15.24

26.10

10.81

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10.50

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10.50

10.86

15.24

26.10

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D 7 2 9 6

10.86

15.24

26.10

10.81

10.50

10.50

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10.50

10.50

ENLARGEMENT

103\*

127°32'10"

10.81

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10.50

ENLARGEMENT

103\*

127°32'10"

10.81

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BRENTON  
STREET  
85°05'20" 14 WIDE  
506

127°32'10"

10.81

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BRENTON  
STREET  
85°05'20" 14 WIDE  
506

127°32'10"

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10.50

101\*

127°32'10"

10.81

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BRENTON  
STREET  
85°05'20" 14 WIDE  
506

127°32'10"

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BRENTON  
STREET  
85°05'20" 14 WIDE  
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BRENTON  
STREET  
85°05'20" 14 WIDE  
506

127°32'10"

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BRENTON  
STREET  
85°05'20" 14 WIDE  
506

127°32'10"

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BRENTON  
STREET  
85°05'20" 14 WIDE  
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127°32'10"

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BRENTON  
STREET  
85°05'20" 14 WIDE  
506

127°32'10"

10.81

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10.50

10.50

10.50

REFERENCE MARKS

| CNR | BEARING | FROM  | DIST  | PM NO      |
|-----|---------|-------|-------|------------|
| 3   | 175°05' | PM FD | 0.91  | 6627/8060  |
| 7   | 1°05'   | PM    | 13.24 | 6627/28767 |

67  
C  
(T/F)  
68

13.50  
85°01'30"  
175°01'30"

BRENTON 505 STREET

ENLARGEMENT B5

NOT TO SCALE

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REFERENCE A066613LTO-2(C)

PAP 15/08/2017

# Property Interest Report

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

|                        |   |                           |
|------------------------|---|---------------------------|
| Title Reference        | CT 6201/432                               | Reference No. 2571853     |
| Registered Proprietors | M C*SALDARIS                              | Prepared 27/05/2024 16:31 |
| Address of Property    | 33 BRENTON STREET, MORPHETT VALE, SA 5162 |                           |
| Local Govt. Authority  | CITY OF ONKAPARINGA                       |                           |
| Local Govt. Address    | PO BOX 1 NOARLUNGA CENTRE SA 5168         |                           |

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

## Table of Particulars

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

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

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

### 1. General

- |     |  |  |
|-----|--|--|
| 1.1 | Mortgage of land<br><br><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<br>(whether over the land or annexed to the land)<br><br>Note--"Easement" includes rights of way and party wall rights<br><br><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<br><br><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<br>(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.)<br><br><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<br><br>also<br><br>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 Trade and Investment 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 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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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)<br><br><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<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
|-----|--|--|

## 7. Emergency Services Funding Act 1998

|     |                                 |   |
|-----|---------------------------------|---|
| 7.1 | section 16 - Notice to pay levy | <b>An Emergency Services Levy Certificate will be forwarded.</b><br><b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b><br><br><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates</b><br><b><a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|-----|---------------------------------|---|

## 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  |
| <b>9.</b>  | <b><i>Fences Act 1975</i></b>  |   |
| 9.1        | section 5 - Notice of intention to perform fencing work  | Contact the vendor for these details  |
| <b>10.</b> | <b><i>Fire and Emergency Services Act 2005</i></b>   |   |
| 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<br>Where the land is outside a council area, contact the vendor                               |
| <b>11.</b> | <b><i>Food Act 2001</i></b>  |   |
| 11.1       | section 44 - Improvement notice  | Public Health in DHW has no record of any notice or direction affecting this title<br>also<br>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<br>also<br>Contact the Local Government Authority for other details that might apply |
| <b>12.</b> | <b><i>Ground Water (Qualco-Sunlands) Control Act 2000</i></b>  |   |
| 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  |
| <b>13.</b> | <b><i>Heritage Places Act 1993</i></b>   |   |
| 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<br>also<br>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   |
| <b>14.</b> | <b><i>Highways Act 1926</i></b>  |   |
| 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  |
| <b>15.</b> | <b><i>Housing Improvement Act 1940 (repealed)</i></b>  |   |
| 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  |
| <b>16.</b> | <b><i>Housing Improvement Act 2016</i></b>   |   |

|      |  |  |
|------|--|--|
| 16.1 | Part 3 Division 1 - Assessment, improvement or demolition orders | Housing Safety Authority has no record of any notice or declaration affecting this title |
| 16.2 | section 22 - Notice to vacate premises                           | Housing Safety Authority has no record of any notice or declaration affecting this title |
| 16.3 | section 25 - Rent control notice                                 | Housing Safety Authority has no record of any notice or declaration affecting this title |

## **17. *Land Acquisition Act 1969***

|      |   |   |
|------|---|---|
| 17.1 | section 10 - Notice of intention to acquire | Refer to the Certificate of Title for any notice of intention to acquire<br>also<br>Contact the Local Government Authority for other details that might apply |
|------|---|---|

## **18. *Landscape South Australia Act 2019***

|       |   |   |
|-------|---|---|
| 18.1  | section 72 - Notice to pay levy in respect of costs of regional landscape board                             | The regional landscape board has no record of any notice affecting this title   |
| 18.2  | section 78 - Notice to pay levy in respect of right to take water or taking of water                        | DEW has no record of any notice affecting this title  |
| 18.3  | section 99 - Notice to prepare an action plan for compliance with general statutory duty                    | The regional landscape board has no record of any notice affecting this title   |
| 18.4  | section 107 - Notice to rectify effects of unauthorised activity  | The regional landscape board has no record of any notice affecting this title<br>also<br>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<br>also<br>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 | <b>A Land Tax Certificate will be forwarded.</b><br><b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b><br><br><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates</b><br><b><a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|------|---|---|

## **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        |
| <b>25. <i>Native Vegetation Act 1991</i></b>                                   |  |  |
| 25.1   | Part 4 Division 1 - Heritage agreement   | DEW Native Vegetation has no record of any agreement affecting this title<br>also<br>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<br>also<br>Refer to the Certificate of Title |
| 25.3   | section 25D - Management agreement   | DEW Native Vegetation has no record of any agreement affecting this title<br>also<br>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                                   |
| <b>26. <i>Natural Resources Management Act 2004 (repealed)</i></b>             |  |  |
| 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                                   |
| <b>27. <i>Outback Communities (Administration and Management) Act 2009</i></b> |  |  |
| 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/](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/](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](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 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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title  |

### **30. *Plant Health Act 2009***

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

### 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<br>also<br>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<br>also<br>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<br>also<br>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<br>also<br>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<br>also<br>Contact the Local Government Authority for other details that might apply |

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

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

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

- |      |   |  |
|------|---|--|
| 34.1 | Notice or order under the Act requiring payment of charges or other amounts or making other requirement | <b>An SA Water Certificate will be forwarded.<br/>If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950</b><br><br>also<br><br>The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title<br><br>also<br><br>Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.<br><br>also<br><br>Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.<br><br>also<br><br>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

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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<br>also<br>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<br>also<br>EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title<br>also<br>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

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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

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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](mailto:DEWwaterlicensing@sa.gov.au).

orig. **E 12907870**



13:24 13-Apr-2018  
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LANDS TITLES REGISTRATION OFFICE

SOUTH AUSTRALIA

**ENCUMBRANCE**

FORM APPROVED BY THE REGISTRAR-GENERAL

PRIORITY NOTICE ID

**BELOW THIS LINE FOR OFFICE &  
STAMP DUTY PURPOSES ONLY**

| SERIES NO | PREFIX |
|-----------|--------|
| 3         | E      |

AGENT CODE

LODGED BY:



**WPBC83**

CORRECTION TO: North East Conveyancers .

NELB

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT  
(COPIES ONLY)

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

|  |              |
|--|--------------|
| CORRECTION   | PASSED<br>KS |
| REGISTERED<br> 27 APR 2013<br> REGISTRAR-GENERAL<br>Prc |              |

# ENCUMBRANCE

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

## LAND DESCRIPTION

THE WHOLE OF THE LAND IN CT Volume 6201 Folio 432

✓

## ESTATE & INTEREST

ESTATE IN FEE SIMPLE

✓

## ENCUMBRANCER (Full name and address)

MELANIE CHRISTINA WRIGHT of 43 Antilla Way, Flagstaff Hill SA 5159

✓

## ENCUMBRANCEE (Full name, address and mode of holding)

ENCUMBRANCE COMPANY PTY. LTD. ACN 086 414 628 of 32a Kensington Road Rose Park SA 5067

✓

## OPERATIVE CLAUSE

THE ENCUMBRANCER ENCUMBERS THE ESTATE AND INTEREST IN THE LAND DESCRIBED FOR THE BENEFIT OF THE ENCUMBRANCEE WITH AN ANNUITY OR RENT CHARGE OF

(a) Insert the amount of the annuity or rent charge

(a) Ten cents per annum (if demanded)

✓

(b) State the term of the annuity or rent charge.

If for life use the words "during his or her lifetime"

(b) To be paid to the Encumbrancee during the term hereof ninety nine (99) years

✓

(c) State the times appointed for payment of the annuity or rent charge. Any special covenants may be inserted.

(c) At the times and in the manner following:

By payment (if demanded) on the 1st day of July next and on each and every 1st day of July thereafter.

✓

---

## COVENANTS

As per the covenants attached

### Owners Benefit

- 1.1 For the benefit of each of the registered proprietors of the land comprised in all the Allotments forming portion of the land in Deposited Plan 94292 at the Lands Titles Registration Office at Adelaide (in this Memorandum of Encumbrance called "Parkview Estate") AND
- 1.2 For the benefit of all of the successors in title of the registered proprietors of the land in "Parkview Estate" AND
- 1.3 For the purpose of the common building scheme of development of "Parkview Estate"

### Owners Obligations - Common Building Scheme

2. The Encumbrancer will not without first obtaining the prior written consent of the Encumbrancee erect or permit to be erected:
  - 2.1 any dwelling house not made of brick or brick veneer unless otherwise approved in writing by the Encumbrancee
  - 2.2 any dwelling house with a roof pitch less than twenty-five degrees
  - 2.3 any dwelling house with a living area of less than one hundred and twenty metres squared unless otherwise approved in writing by the Encumbrancee
  - 2.4 any dwelling house without at least two of the following items in the front elevation:
    - 2.4.1 Verandah
    - 2.4.2 Portico
    - 2.4.3 Bay Window
    - 2.4.4 Double Hip Roof
    - 2.4.5 such other feature as approved in writing by the Encumbrancee
  - 2.5. any dwelling house without a minimum of one undercover attached carport
3. The Encumbrancer will not erect or permit to be erected:
  - 3.1. any dwelling house, shed, garage, fence or any other structure containing any asbestos material whatsoever
  - 3.2. any shed, garage, outbuilding, fence unless of steel construction and such steel material is "Slate Grey" coloured colour bond
  - 3.3. any transportable home or dwelling house
  - 3.4. more than one dwelling house upon the land
  - 3.5. any front fence with exemption for designated "Cottage Allotments"
  - 3.6. any solar heater other than a type which is architecturally integrated with the dwelling and must not be directly visible from any public street or thoroughfare
  - 3.7. any air conditioning unit that is not the same colour as the roof and must not be directly visible from any public street or thoroughfare
  - 3.8. any water tank of a colour not complimentary to that of the dwelling house and must not be directly visible from any public street or thoroughfare
  - 3.9. any retaining wall of second-hand material
  - 3.10. any retaining wall unless made of stone or moss rocks, rendered concrete, clay-fired bricks, hardwood or concrete sleepers or keystone bricks (or their equivalent)unless otherwise approved in writing by the Encumbrancee.



4. The Encumbrancer will not erect or permit to be erected any structure or dwelling house of which the design, external colours, materials and / or appearance is incompatible with other dwellings in the area.
5. The Encumbrancer will not live in any temporary dwelling on the said land

#### Miscellaneous

6. Approval of plans and building schedules shall not be construed as approval by or on behalf of the City of Onkaparinga nor for any other person or body corporate having authority to grant development approval and nothing contained herein shall imply any partnership, joint venture or agency with any other person or body corporate on the part of the Encumbrancee.
7. The Encumbrancee may from time to time in its absolute discretion modify waive or release any of the covenants and other stipulations herein contained or implied.
8. It is hereby acknowledged and agreed that the Encumbrancee will not be liable for any loss or damage suffered by the Encumbrancer for or on account of or in any way whatsoever arising out of or connected with any non-observance of or any failure to enforce any other provisions of the Encumbrance or of any other Encumbrance and the Encumbrancer will indemnify and keep indemnified the Encumbrancee and its respective servants and agents from and against all claims for any such loss or damage.
9. Any notice or demand to be given to the Encumbrancer hereunder may be given by posting or delivering the same in writing signed by any officer or agent for and on behalf of the Encumbrancee or the last known place of abode or business of the encumbrancer.
10. Any notice posted as aforesaid shall be deemed to have been received 48 hours after the time of posting.
11. The provisions of the Law of Property Act and the Real Property Act relating to encumbrances apply to this encumbrance.
12. The Encumbrancer shall not subdivide the land or create any additional allotments from the land

#### Commencement of construction of dwelling and front landscaping

13. The Encumbrancer agrees to substantially commence construction of a dwelling house on the land within 1 year (or as agreed) of the date of this Encumbrance unless the Encumbrancee has, by written notice, allowed an extension of time in which to substantially commence construction of a dwelling house.
14. The Encumbrancer agrees to complete landscaping to the front of the dwelling within 6 months of completion of the dwelling, including driveways, paving, lawns and plantings.
15. Should the Encumbrancer not substantially commence construction of a dwelling house within the time allowed for in clause 13 above, then you must sell the land and clauses 17, 18, 19 and 23 of this Encumbrance will apply.
16. In this clause, "substantially commence" means the pouring of a concrete footing or foundation for the construction of a dwelling house on the land.

IT IS FURTHER COVENANTED AND DECLARED BETWEEN THE ENCUMBRANCER AND THE ENCUMBRANCEE AS FOLLOWS:

Default

17. that if default is made by the Encumbrancer in payment of any moneys becoming due under this Encumbrance or in the observance or performance of any covenants stipulations or conditions contained in this Encumbrance it shall be lawful for the Encumbrancee immediately thereupon, or at any time thereafter to serve upon you the notice mentioned in section 132 of the Real Property Act, 1886 and if any such default shall be continued for a period of thirty (30) days after service of such notice it shall be lawful for us to exercise with reference to the Land or any part of such land the power of sale and all other powers and authorities conferred upon or reserved or accruing to us by virtue of this Encumbrance and the Real Property Act, 1886;

Power of sale of the land

18. Notwithstanding s.136 of the Real Property Act, the Encumbrancer agrees that the Encumbrancee may, if they exercise our power of sale, require the purchaser of the land to accept the sale of the land subject to an encumbrance in the same terms as this encumbrance.

Our Power to Remedy Default

19. that if the Encumbrancer default in the due observance or performance of any covenant term condition or agreement to be observed or performed by them under and by virtue of this Encumbrance or implied by this Encumbrance then it shall be lawful for the Encumbrancee and they are hereby authorised to do or procure the doing of all acts matters and things necessary to make good such default or breach to the satisfaction of the Encumbrancee in all things but without any obligation upon them to do so and without prejudice to any other right power authority or remedy of the Encumbrancee and any and all costs and expenses properly incurred by or on behalf of the Encumbrancee in relation to the making good of such default or breach shall be payable forthwith upon demand by the Encumbrancee to the Encumbrancer;

Waiver and assignment

20. The Encumbrancee may, in their absolute discretion, waive compliance with any development guidelines, or with any of the requirements of this encumbrance.
21. The Encumbrancee may modify waive or release any of the covenants in this encumbrance. A party's action, or lack of it, on any disobedience of this encumbrance by the other does not:
  - 21.1. affect the party's rights if the other repeats or continues the disobedience; or
  - 21.2. disobeys this encumbrance in another way.
22. No waiver is effective unless in writing signed by the Encumbrancee.

Sale of the Land

23.

- a. in the event that the Encumbrancer shall sell or agree to sell the estate or interest of the Encumbrancer in the said land the Encumbrancer shall obtain from the intending purchaser or transferee of the land the subject of the sale or transfer a binding agreement to execute and lodge for registration under the provisions of the Real Property Act 1886 (as amended) forthwith after the registration of the Memorandum of Transfer in respect of the said land the subject of the sale or transfer a Memorandum of Encumbrance containing the same or substantially similar covenants and other stipulations as are contained with the substitution of:
  - (i) the name and address and description of the intending purchaser or transferee of the said land or such part or portion thereof subject to the sale or transfer as Encumbrancer
  - (ii) a description of the said land subject to the sale or transfer in a form required for registration
  - (iii) such further or other consequential amendments as may be required for registration.
- b. Subject to compliance with part a. of this clause, the Encumbrancer and the successors in title of the Encumbrancer shall be successively released and discharged from the payment of the said annuity and from the observance and performance of the covenants terms and conditions herein contained upon ceasing to be the registered proprietor of the said land to the extent that the said annuity and the covenants terms and conditions shall be binding only upon the current registered proprietor of the said land.

24. AND IT IS HEREBY AGREED and declared between the encumbrancer and the Encumbrancee that the encumbrancer shall be released and discharged from the payment of the said rent charge and from the observance and performance of the several covenants conditions and restrictions hereinbefore contained forthwith upon the encumbrancer and successive assigns respectively ceasing to be registered as the proprietor of the said land to be the intent that the rent charge and covenants conditions and restrictions shall be binding upon the registered proprietor or proprietors of the said land for the time being AND subject as aforesaid the Encumbrancee by virtue of the provisions of the Real Property Act 1886.

In this Instrument:

- (i) Unless repugnant to the context words importing any particular gender shall include all other genders and words importing the singular number shall include the plural and vice versa:
- (ii) The expression "The Encumbrancer" includes the registered proprietor for the time being of the said land, and 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 person shall be both joint and several
- (iii) Headings are used for convenience or reference only and shall not affect the interpretation or construction of this encumbrance
- (iv) Each word, phrase, sentence and clause or provision of the encumbrance is severable and if a court determines that a provision is unenforceable, illegal or void the court may sever that provision and such Encumbrance will not affect the other provisions of this Encumbrance. AND SUBJECT AS AFORESAID the Encumbrancee shall be entitled to all powers and remedies given to the Encumbrancee by the Real Property Act 1886 as amended from time to time.

*\* Delete the inapplicable*

IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCEE in accordance with the terms and conditions expressed *\*herein / \*in Memorandum No. \_\_\_\_\_* subject to such exclusions and amendments specified herein.

DATED.....

13/4/18

**CERTIFICATION** *\*Delete the inapplicable*

**Encumbrancer(s)**

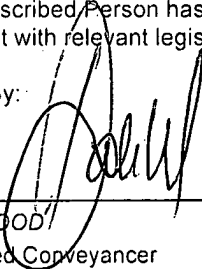
\*The Prescribed Person has taken reasonable steps to verify the identity of the encumbrancer.

\*The Prescribed Person holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

\*The Prescribed Person has retained the evidence to support this Registry Instrument or Document.

\*The Prescribed Person has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:



DALE WOOD

Registered Conveyancer

for: Morphet Vale Conveyancing

on behalf of the Encumbrancer

**Encumbrancee(s)**

\*The Prescribed Person has taken reasonable steps to verify the identity of the encumbrancee.

\*The Prescribed Person holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

\*The Prescribed Person has retained the evidence to support this Registry Instrument or Document.

\*The Prescribed Person has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:



Mark John Pokolski / Corrinne Ann Dewhurst  
Registered Conveyancer

for: NELB Pty Ltd North East Conveyancers

on behalf of the Encumbrancee

**IMPORTANT INFORMATION REGARDING SEARCHES**

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Duncan Sande & Associates  
PO Box 3033  
NORWOOD SA 5067

**Attention Conveyancers**

○ **Section 187 certificate update request free of charge (One Update):**

- Penalties and interest, property charges, payments or dishonoured payments can impact account balances on a daily basis.

To assist with financial adjustments as close as practicable to the date of settlement, your **Section 187 certificate will now be valid for 90 days**. Within this period Council will offer one update request without charge. This update is to be obtained via the online portal.

It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.

**Please Note: Section 7 certificates remain valid for a 30 day period only.**

○ **BPAY biller code added to searches to enable electronic settlement of funds**

- Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to Council electronically. Please note that this is Council's preferred method payment and we request that you cease the use of cheques to affect settlement.

○ **How to advise Council of change of ownership?**

To also assist with the reduction of duplication of information being received from various agencies i.e. conveyancers and the Lands Titles Office, we are advocating that the **Purchaser's Conveyancer** to advise the change of ownership by following the below:

- If you are using e-conveyancing to affect a sale, please **only issue advice to Council if the mail service address is different to what was lodged via the transfer at the LTO**. Council's new practice is to update ownership details including the mailing address in accordance with the advice provided by the Valuer General. Council has amended this change to align with SA Water practices and to provide an improved customer experience overall.
- If lodging in person at Lands Title Office – Please send the change of ownership advice to Council via [mail@onkaparinga.sa.gov.au](mailto:mail@onkaparinga.sa.gov.au). Electronic settlement of funds is still preferred.

Yours sincerely

**City Of Onkaparinga**

Telephone (08) 8384 0666

**Certificate No: S70531/2024**

**Property Information And Particulars**

In response to an enquiry pursuant to Section 7 of the

**The Land & Business (Sale & Conveyancing) Act, 1994**

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**TO:** Duncan Sande & Associates  
PO Box 3033  
NORWOOD SA 5067

**DETAILS OF PROPERTY REFERRED TO:**

|                   |   |   |
|-------------------|---|---|
| ASSESSMENT NO     | : | 116007                                  |
| VALUER GENERAL NO | : | 8642544508                              |
| VALUATION         | : | \$500,000.00                            |
| OWNER             | : | Mrs Melanie Christina Saldaris          |
| PROPERTY ADDRESS  | : | 33 Brenton Street MORPHETT VALE SA 5162 |
| VOLUME/FOLIO      | : | CT-6201/432                             |
| LOT/PLAN NUMBER   | : | Allotment 51 DP 116752                  |
| WARD              | : | 03 Knox Ward                            |

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

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

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

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

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

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

## INFORMATION NOTE

### CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

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

#### **Development Act 1993 (repealed)**

##### *Section 42*

Condition (that continues to apply) of a development authorisation

YES

Application Number

145/441/2018

Description

Single storey dwelling with garage

Decision

Approved

Decision Date

11 April 2018

Building Rules Consent Conditions

For Building Rules consent conditions refer to the attached Private Certifiers decision notification form.

##### **1. The roof trusses shall :**

- be a proprietary product designed by a trained user using certified software complying with Ministers Specification SA A2.2 and manufactured by a licensed manufacturer to the provisions of AS1720.1 and AS1649,
- have the top and bottom chords and webs restrained in accordance with the requirements of the truss design parameters
- be provided with top and bottom chord bracing in accordance with AS4440 and the manufacturer's specification,
- be stored, erected and installed in accordance with AS4440 and the manufacturer's specification

BCA-P2.1

#### **Planning Act 1982 (repealed)**

Condition (that continues to apply) of a development authorisation

NO

#### **Building Act 1971 (repealed)**

Condition (that continues to apply) of a development authorisation

NO

#### **Planning and Development Act 1966 (repealed)**

Condition (that continues to apply) of a development authorisation

NO

#### **Planning, Development and Infrastructure Act 2016**

##### *Part 5 – Planning and Design Code*

##### **Zones**

Housing Diversity Neighbourhood (HDN)

## Subzones

NO

## Zoning overlays

### Overlays

#### Affordable Housing

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

#### Hazards (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.

#### Native Vegetation

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

#### Prescribed Wells Area

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

#### Regulated and Significant Tree

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

#### Stormwater Management

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

#### Urban Tree Canopy

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

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

NO

Is the land designated as a Local Heritage Place?

NO

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

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

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

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

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

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

*The Property Interest Report available through [Land Services SA](#) provides information necessary for Conveyancers to complete the Vendor's Statement.*

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

#### Section 127

Condition (that continues to apply) of a development authorisation

NO

## Part 2—Items to be included if land affected

### Development Act 1993 (repealed)

#### Section 50(1)



|  |    |
|--|----|
| Requirement to vest land in council to be held as open space                       | NO |
| <i>Section 50(2)</i><br>Agreement to vest land in council to be held as open space | NO |
| <i>Section 55</i><br>Order to remove or perform work                               | NO |
| <i>Section 56</i><br>Notice to complete development                                | NO |
| <i>Section 57</i><br>Land management agreement                                     | NO |
| <i>Section 69</i><br>Emergency order   | NO |
| <i>Section 71 (only)</i><br>Fire safety notice                                     | NO |
| <i>Section 84</i><br>Enforcement notice  | NO |
| <i>Section 85(6), 85(10) or 106</i><br>Enforcement Order                           | NO |
| <i>Part 11 Division 2</i><br>Proceedings   | NO |

## **Fire and Emergency Services Act 2005**

|  |    |
|--|----|
| <i>Section 105F (or section 56 or 83 (repealed))</i><br>Notice | NO |
| <i>Section 56 (repealed)</i><br>Notice issued                  | NO |

## **Food Act 2001**

|  |    |
|--|----|
| <i>Section 44</i><br>Improvement notice <u>issued against the land</u> | NO |
| <i>Section 46</i><br>Prohibition order                                 | NO |

## **Housing Improvement Act 1940 (repealed)**

|  |    |
|--|----|
| <i>Section 23</i><br>Declaration that house is undesirable or unfit for human habitation | NO |
|--|----|

## **Land Acquisition Act 1969**

|   |    |
|---|----|
| <i>Section 10</i><br>Notice of intention to acquire | NO |
|---|----|

## **Local Government Act 1934 (repealed)**

|  |    |
|--|----|
| <i>Notice, order, declaration, charge, claim or demand given or made under the Act</i> | NO |
|--|----|

## **Local Government Act 1999**

*Notice, order, declaration, charge, claim or demand given or made under the Act* NO

Refer to separate attachment for Rates and Charges

## **Local Nuisance and Litter Control Act 2016**

### *Section 30*

Nuisance or litter abatement notice issued against the land NO

## **Planning, Development and Infrastructure Act 2016**

### *Section 139*

Notice of proposed work and notice may require access NO

### *Section 140*

Notice requesting access NO

### *Section 141*

Order to remove or perform work NO

### *Section 142*

Notice to complete development NO

### *Section 155*

Emergency order NO

### *Section 157*

Fire safety notice NO

### *Section 192 or 193*

Land Management Agreements NO

### *Section 198(1)*

Requirement to vest land in a council or the Crown to be held as open space NO

### *Section 198(2)*

Agreement to vest land in a council or the Crown to be held as open space NO

### *Part 16 - Division 1*

Proceedings NO

### *Section 213*

Enforcement notice NO

### *Section 214(6), 214(10) or 222*

Enforcement order NO

## **Public and Environmental Health Act 1987 (repealed)**

### *Part 3*

Notice NO

### *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked*

Part 2 – Condition (that continues to apply) of an approval NO

### *Public and Environmental Health (Waste Control) Regulations 2010 revoked*

Regulation 19 - Maintenance order (that has not been complied with) NO

## South Australian Public Health Act 2011

### Section 92

Notice

NO

### South Australian Public Health (Wastewater) Regulations 2013

NO

Part 4 – Condition (that continues to apply) of an approval

## Particulars of building indemnity insurance

NO

Details of Building Indemnity Insurance still in existence for building work on the land

## Particulars relating to environment protection

### Further information held by council

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

NO

(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*?

### Note –

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

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

It should be noted that –

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

## General

### Easement

NO

Does a drainage easement exist? – Refer to Certificate of Title of subdivision plans (ie Deposited Plans, Community Plans, File Plans etc) for details of easements in the interests of other State Departments or Agencies).

Are you aware of any encroachment on the easement?

NO

### Lease, agreement for lease, tenancy agreement or licence

(The information does not include the information about sublease or subtenancy. The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.)

NO

### Caveat

NO

## Other

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

NO

***PLEASE NOTE:***

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

This statement is made the 28 May 2024

Amy Watts  
Acting Team Leader Development Support  
**AUTHORISED OFFICER**



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: 2571853

DUNCAN SANDE & ASSOCIATES  
POST OFFICE BOX 3033  
NORWOOD SA 5067

## DATE OF ISSUE

28/05/2024

## ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

### OWNERSHIP NUMBER

19644228

### OWNERSHIP NAME

M C SALDARIS

### PROPERTY DESCRIPTION

33 BRENTON ST / MORPHETT VALE SA 5162 / LT 51

### ASSESSMENT NUMBER

8642544508

### TITLE REF.

(A "+" indicates multiple titles)

CT 6201/432

### CAPITAL VALUE

\$500,000.00

### AREA / FACTOR

R4  
1.000

### LAND USE / FACTOR

RE  
0.400

### LEVY DETAILS:

#### FINANCIAL YEAR

2023-2024

#### FIXED CHARGE

\$ 50.00

#### + VARIABLE CHARGE

\$ 202.40

#### - REMISSION

\$ 126.80

#### - CONCESSION

\$ 0.00

#### + ARREARS / - PAYMENTS

\$ -125.60

#### = AMOUNT PAYABLE

\$ 0.00

### Please Note:

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

### EXPIRY DATE

26/08/2024



Government of  
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

**No payment is required on this Certificate**

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto: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](http://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: 2571853

**DATE OF ISSUE**

28/05/2024

DUNCAN SANDE & ASSOCIATES  
POST OFFICE BOX 3033  
NORWOOD SA 5067

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

**OWNERSHIP NAME**

M C SALDARIS

**FINANCIAL YEAR**

2023-2024

**PROPERTY DESCRIPTION**

33 BRENTON ST / MORPHETT VALE SA 5162 / LT 51

**ASSESSMENT NUMBER**

8642544508

**TITLE REF.**

(A "+" indicates multiple titles)

CT 6201/432

**TAXABLE SITE VALUE**

\$198,000.00

**AREA**

0.0296 HA

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

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

**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****26/08/2024****Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

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

**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](http://www.revenuesa.sa.gov.au)  
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RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001



## LOCAL GOVERNMENT RATES SEARCH

29-May-2024

**TO:** Duncan Sande & Associates  
PO Box 3033  
NORWOOD SA 5067

## DETAILS OF PROPERTY REFERRED TO:

|                     |   |  |
|---------------------|---|--|
| Rates Assessment No | : | 116007 -7                                |
| Valuer General No   | : | 8642544508                               |
| Valuation           | : | \$500,000                                |
| Owner :             |   | Mrs M C Saldaris                         |
| Property Address    | : | 33 Brenton Street, MORPHETT VALE SA 5162 |
| Volume/Folio        | : | CT-6201/432                              |
| Lot/Plan Number     | : | Allot 51 DP 116752                       |
| Ward                | : | 03 Knox Ward                             |

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

|  |                   |
|--|-------------------|
| Rates and Fines in Arrears (not paid 30 June 2023) and/or Block Clearing Charges           | 2.44              |
| Postponed Amount in Arrears (if applicable) monthly interest of 0.31666% applies           | 0.00              |
| Interest on Arrears charged in current financial year monthly interest of 0.48333% applies | 0.00              |
| <b>Rates for the current 2023-2024 Financial Year applicable from 1 July 2023:</b>         |                   |
| Amount payable by 1 <sup>st</sup> September 2023   | 1,717.46          |
| PLUS Current postponed amount (if applicable)  | 0.00              |
| <b>Total Rates Levied 2023-2024</b>  | <b>\$1,717.46</b> |

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

|  |           |
|--|-----------|
| Less Council Rebate.   | 0.00      |
| Less Council Capping Rebate  | 0.00      |
| Less Council CWMS Rebate   | 0.00      |
| Fines and interest for the current financial year (2% fine when rates first become overdue and 0.48333% interest applied per month thereafter) | 0.00      |
| Postponed Interest (0.31666% per month on total of postponed rates and interest)   | 0.00      |
| Less paid current financial year   | -1,719.90 |
| Overpayment  | 0.00      |
| Legal Fees and / or Bank Charges (current)   | 0.00      |
| Legal Fees and / or Bank Charges (arrears)   | 0.00      |
| Refunds, Rates Remitted or Small Balance Adjustments   | 0.00      |
| Balance - rates and other monies due and payable   | 0.00      |
| Property Related Debts   | 0.00      |

BPAY Biller Code: 48470

**TOTAL BALANCE****\$0.00**

Ref: 1160077

**AUTHORISED OFFICER**  
Dylan Kastelanac

This statement is made the 29 May, 2024

|                |                 |               |           |             |
|----------------|-----------------|---------------|-----------|-------------|
| Account Number | L.T.O Reference | Date of issue | Agent No. | Receipt No. |
| 86 42544 50 8  | CT6201432       | 29/5/2024     | 198       | 2571853     |

DUNCAN SANDE & ASSOC  
PO BOX 3033  
NORWOOD SA 5067  
office@duncansande.com.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

Customer: M C SALDARIS  
Location: 33 BRENTON ST MORPHETT VALE LT51 D116752  
Description: HG Capital Value: \$ 500 000  
Rating: Residential

### Periodic charges

Raised in current years to 31/3/2024

|                                 |                          |   | \$       |
|---------------------------------|--------------------------|---|----------|
|                                 | Arrears as at: 30/6/2023 | : | 14.62CR  |
| Water main available: 19/3/2018 | Water rates              | : | 222.60   |
| Sewer main available: 19/3/2018 | Sewer rates              | : | 238.50   |
|                                 | Water use                | : | 238.78   |
|                                 | 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              | : | 685.26CR |
|                                 | Balance outstanding      | : | 0.00     |

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

Next quarterly charges: Water supply: 74.20 Sewer: 79.50 Bill: 5/6/2024

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

The last Water Use Year ended on 28/05/2024.

MAINS WATER USE CHARGE of \$63.78 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.



## South Australian Water Corporation

Name:  
M C SALDARIS

Water & Sewer Account  
Acct. No.: 86 42544 50 8

Amount: \_\_\_\_\_

Address:  
33 BRENTON ST MORPHETT VALE LT51  
D116752

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### Payment Options

**EFT**

EFT Payment

|                      |                             |
|----------------------|-----------------------------|
| Bank account name:   | SA Water Collection Account |
| BSB number:          | 065000                      |
| Bank account number: | 10622859                    |
| Payment reference:   | 8642544508                  |



Bill code: 8888  
Ref: 8642544508

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](http://bpay.com.au)



Paying online

Pay online at [www.sawater.com.au/paynow](http://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: 8642544508



**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](http://sawater.com.au)