



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 6024 Folio 338

Parent Title(s) CT 5146/949, CT 5146/950

Creating Dealing(s) AP 11022121

Title Issued 24/11/2008 **Edition** 2 **Edition Issued** 05/12/2013

Diagram Reference

Estate Type

FEE SIMPLE

Registered Proprietor

JUDITH MARGARET SLADE
OF 6 SECOND STREET HALLETT COVE SA 5158

Description of Land

LOT 312 PRIMARY COMMUNITY PLAN 12593
IN THE AREA NAMED HALLETT COVE
HUNDRED OF NOARLUNGA

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
26/08/2008	11022122	BY-LAWS	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

PURPOSE:	PRIMARY COMMUNITY			AREA NAME:	HALLETT COVE														
MAP REF:	6627/10/H			COUNCIL:	CITY OF MARION														
LAST PLAN:	F34331			DEVELOPMENT NO:	100/C034/08/001/16726														
				DEPOSITED/FILED:	C12593 SUBSTITUTE PLAN SHEET 1 OF 3														
					27.09.1993														
					V01														
<p>AGENT DETAILS: MATTSSON & MARTYN SURVEYING AND PLANNING CONSULTANTS 380 PAYNEHAM ROAD PAYNEHAM S.A. 5070 PH (08) 8336 9955 FAX (08) 8336 9966 Email : mmsurvey@esc.net.au</p> <p>DATE: 20/04/08</p> <p>AGENT CODE: MAT2</p> <p>REFERENCE: 5250/12/07</p>				<p>SURVEYORS CERTIFICATION: I, Jeffrey Ian MATTSSON a licensed Surveyor under the Survey Act 1992, certify that this Surveyor has surveyed and certified the location of that part of the service infrastructure shown between the points marked and on the plan, and this community plan has been correctly prepared in accordance with the Community Titles Act 1996 to a scale prescribed by regulation</p> <p><i>Jeffrey Ian Mattsson</i></p> <p>Dated the 5th day of May 2008</p> <p>Jeffrey Ian MATTSSON Licensed Surveyor</p>															
<p>SUBJECT TITLE DETAILS:</p> <table border="1"> <tr> <th>PREFIX</th> <th>VOLUME</th> <th>FOLIO</th> <th>OTHER</th> <th>PARCEL</th> <th>ALLOTMENT(S)</th> </tr> <tr> <td>CT</td> <td>5075</td> <td>283</td> <td></td> <td></td> <td></td> </tr> </table>				PREFIX	VOLUME	FOLIO	OTHER	PARCEL	ALLOTMENT(S)	CT	5075	283				NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	ALLOTMENT(S)														
CT	5075	283																	
				31	D	2387	NOARLUNGA												
<p>OTHER TITLES AFFECTED:</p> <p>EASEMENT DETAILS:</p> <table border="1"> <tr> <th>STATUS</th> <th>LAND BURDENED</th> <th>FORM</th> <th>CATEGORY</th> <th>IDENTIFIER</th> <th>PURPOSE</th> <th>IN FAVOUR OF</th> </tr> </table>								STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF					
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF													
<p>CREATION</p>																			
<p>ANNOTATIONS:</p> <p>THE COMMON PROPERTY DESIGNATED (C1) IS INCLUDED FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY THE SERVICE INFRASTRUCTURE COULD NOT BE FOUND DUE TO THE AGE AND NATURE OF THE SCHEME AND THE UNAVAILABILITY OF RECORDS</p>																			

LOCATION PLAN

SUBSTITUTE PLAN

C12593

SHEET 2 OF 3

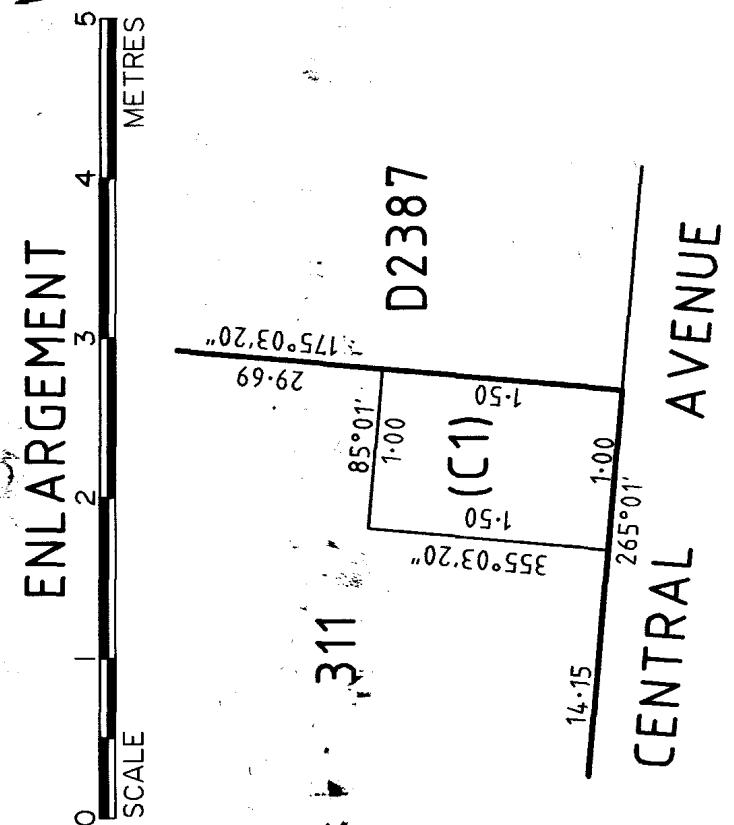
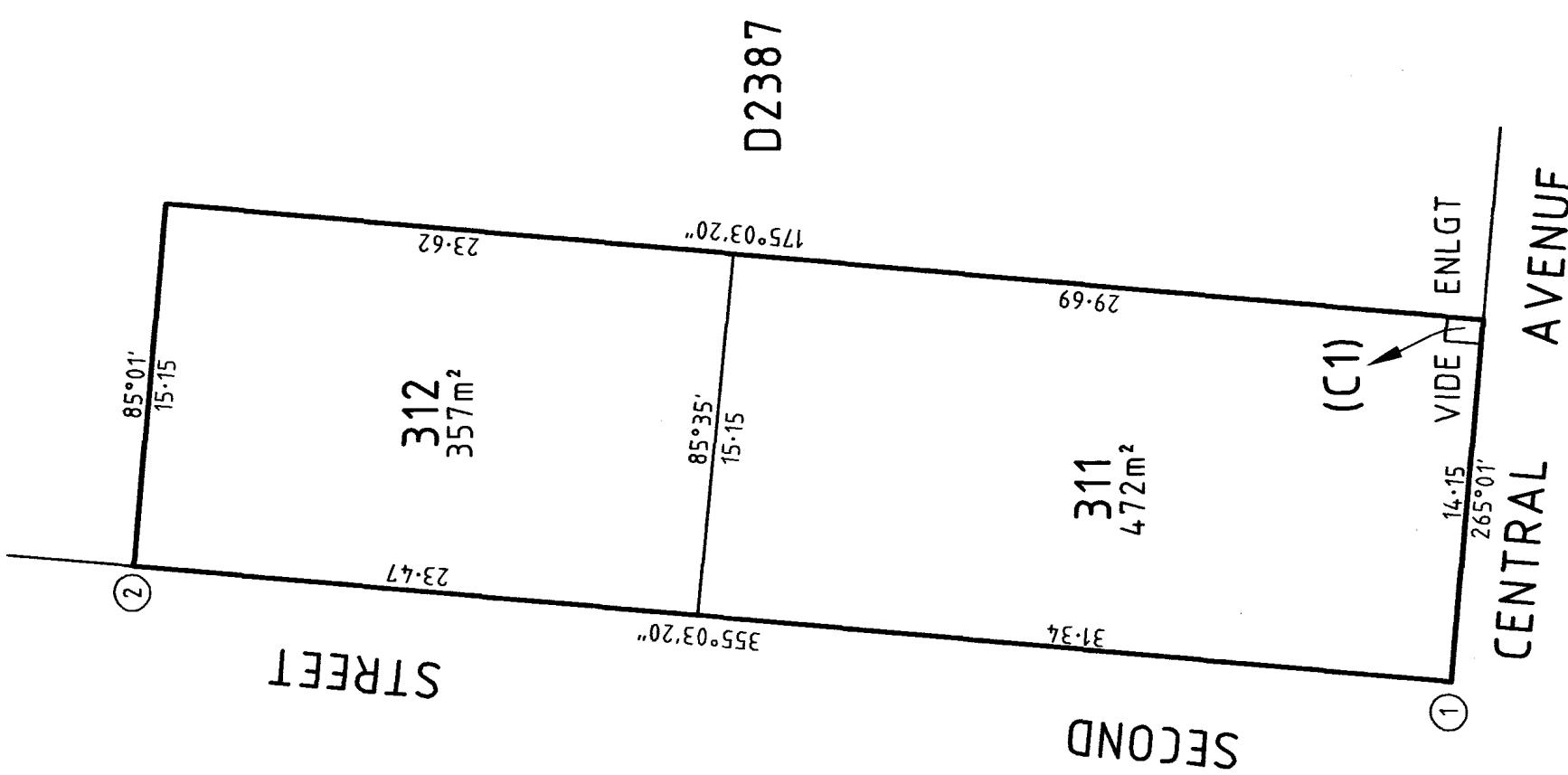
V01

WJS ac. BEARING DATUM: (1) - (2) 355°03'20"
DERIVATION: FP34331 (ADOPTED)

TOTAL AREA 830±?

INITIAL AREA: 0300111-

2



MATTSSON & MARTYN

5580 PAYNEHAM ROAD PAYNEHAM SA 5070
(08) 8336 9955 FAX 08 8336 9966

RRRAY STREET TANUNDA SA 53981
(08) 8561 1000 FAX (08) 8336 9111
Email: mrmsurvey@bellsouth.net.au

33N 79|4|439 663 REF 5250/12/07
Email: mmsurvey@esc.net.au

LOT ENTITLEMENT SHEET

SUBSTITUTE PLAN

COMMUNITY PLAN NUMBER
CP 12593

THIS IS SHEET 3 OF 3 SHEETS

APPROVED	DEPOSITED
<i>John W. 6/19/2008</i>	<i>21/9/1993</i> PRO REGISTRAR-GENERAL

APPLICATION 7570598

Amended Vide AP. No. 11022121

SCHEDULE OF LOT ENTITLEMENTS

LOT	LOT ENTITLEMENT	SUBDIVIDED
311	542	
312	458	
AGGREGATE	1,000	

CERTIFICATE OF LAND VALUER

Peta L. Montagut
I,
being a land valuer within the meaning of the Land Valuers Act
1994 certify that this schedule is correct for the purposes of the
Community Titles Act 1996.

10th June 2008
Dated the day of June 2008

Plant
.....

Signature of Land Valuer

Property Interest Report

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

Title Reference	CT 6024/338	Reference No. 2585785
Registered Proprietors	J M*SLADE	Prepared 10/07/2024 15:47
Address of Property	6 SECOND STREET, HALLETT COVE, SA 5158	
Local Govt. Authority	THE CORPORATION OF THE CITY OF MARION	
Local Govt. Address	PO BOX 21 OAKLANDS PARK SA 5046	

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

Table of Particulars

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

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

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

1. General

1.1	Mortgage of land	Refer to the Certificate of Title <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.2	Easement (whether over the land or annexed to the land)	Refer to the Certificate of Title Note--"Easement" includes rights of way and party wall rights <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.3	Restrictive covenant	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)	Refer to the Certificate of Title also Contact the vendor for these details <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title
2.1	section 9 - Registration in central archives of an Aboriginal site or object	Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title
2.2	section 24 - Directions prohibiting or restricting access to, or activities on, a site or	Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. Burial and Cremation Act 2013

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

4. Crown Rates and Taxes Recovery Act 1945

4.1 section 5 - Notice requiring payment

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

5. Development Act 1993 (repealed)

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

State Planning Commission in the Department for Trade and Investment has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

Building Fire Safety Committee in the Department for Trade and Investment has no record of any notice affecting this title

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

6. Repealed Act conditions

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

7. Emergency Services Funding Act 1998

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

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

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

16.1	Part 3 Division 1 - Assessment, improvement or demolition orders	Housing Safety Authority has no record of any notice or declaration affecting this title
16.2	section 22 - Notice to vacate premises	Housing Safety Authority has no record of any notice or declaration affecting this title
16.3	section 25 - Rent control notice	Housing Safety Authority has no record of any notice or declaration affecting this title
17. 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 also 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 also DEW has no record of any notice affecting this title
18.5	section 108 - Notice to maintain watercourse or lake in good condition	The regional landscape board has no record of any notice affecting this title
18.6	section 109 - Notice restricting the taking of water or directing action in relation to the taking of water	DEW has no record of any notice affecting this title
18.7	section 111 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
18.8	section 112 - Permit (or condition of a permit) that remains in force	The regional landscape board has no record of any permit (that remains in force) affecting this title also DEW has no record of any permit (that remains in force) affecting this title
18.9	section 120 - Notice to take remedial or other action in relation to a well	DEW has no record of any notice affecting this title
18.10	section 135 - Water resource works approval	DEW has no record of a water resource works approval affecting this title
18.11	section 142 - Site use approval	DEW has no record of a site use approval affecting this title
18.12	section 166 - Forest water licence	DEW has no record of a forest water licence affecting this title
18.13	section 191 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
18.14	section 193 - Notice to comply with action order for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
18.15	section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
18.16	section 196 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
18.17	section 207 - Protection order to secure compliance with specified provisions of the	The regional landscape board has no record of any notice affecting this title

Act

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

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

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

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

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

19. *Land Tax Act 1936*

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

20. *Local Government Act 1934 (repealed)*

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

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

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

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

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

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

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

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

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

25. *Native Vegetation Act 1991*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

28.1 section 23(1) - Notice of contribution payable

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

29. *Planning, Development and Infrastructure Act 2016*

29.1 Part 5 - Planning and Design Code

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

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

also

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

also

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

also

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

also

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

also

Code Amendment

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

Code Amendment

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

Code Amendment

Southern Suburbs Residential Policy – Marion Council is seeking to rezone land across Darlington, Hallett Cove, Marino, O'Halloran Hill, Seacliff Park, Seacombe Heights, Seaview Downs, Sheidow Park and Trott Park (the Affected Area), to provide a consistent policy approach to sloping land that facilitates opportunity for subdivision and redevelopment where appropriate. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.

Code Amendment

Tunnel Protection Overlay (early commencement) - The Department for Infrastructure and Transport is introducing a Tunnel Protection Overlay that will apply to the River Torrens to Darlington Project (T2D) tunnels. The Overlay aims to ensure that future development activity and construction work nearby does not impact the tunnels. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.

Code Amendment

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

Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.

Code Amendment

Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit https://plan.sa.gov.au/have_your_say/ or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).

Code Amendment

Morphettville/Glengowrie Horse Related Activities - Marion Council is proposing to amend the planning policy relating to land located adjacent the Morphettville Racecourse on the southern side of Bray Street in Morphettville and the western side of Morphett Road in Glengowrie. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.

Code Amendment

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

29.2	section 127 - Condition (that continues to apply) of a development authorisation <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.3	section 139 - Notice of proposed work and notice may require access	Contact the vendor for these details
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply

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

30. *Plant Health Act 2009*

30.1	section 8 or 9 - Notice or order concerning pests	Plant Health in PIRSA has no record of any notice or order affecting this title
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31. *Public and Environmental Health Act 1987 (repealed)*

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

32. *South Australian Public Health Act 2011*

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

continues to apply) of an approval

also

Contact the Local Government Authority for other details that might apply

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

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

34. *Water Industry Act 2012*

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

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

also

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

also

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

also

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

also

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

35. *Water Resources Act 1997 (repealed)*

35.1 section 18 - Condition (that remains in force) of a permit DEW has no record of any condition affecting this title

35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy DEW has no record of any notice affecting this title

36. *Other charges*

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

The following additional information is provided for your information only.

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

SITE INSPECTION

Site application

31-8-93

Tony H
Jack F.

DX 50303
MARION

PLANNING DECISION
NOTIFICATION

Sheet 1 of 2

FOR DEVELOPMENT APPLICATION

Development Number
100/11286/92

DATED 6/10/92
REGISTERED ON 6/10/92

TO B A & P L & A B SKEFFINGTON
18 CENTRAL AVENUE
HALLETT COVE 5158

LOCATION OF 18 CENTRAL AVENUE
PROPOSED HALLETT COVE
DEVELOPMENT BEING LOT 31 CONTAINED IN DP2387

NATURE OF CONSENT TO DEVELOP A DETACHED DWELLING
PROPOSED
DEVELOPMENT

In respect of this proposed development you are informed that Consent is
GRANTED subject to conditions as follows:-

1. Except where minor amendments may be required by other relevant legislation, or by conditions imposed herein, all development, including landscaping and fencing, is to be established in strict accordance with the details and plans submitted with Development Application dated 6 October 1992.
2. The site and development contained thereon is to be maintained in a good, orderly and serviceable condition at all times, to the reasonable satisfaction of the Council.
3. All siteworks, including finished ground and floor levels, are to be carried out to the reasonable satisfaction of Council.
4. All internal/boundary fencing is to be erected to a height of 1.8 metres above ground level and constructed of accepted materials which are compatible with and complement the character and appearance of existing and proposed structures to the reasonable satisfaction of Council.

SIGNED  AUTHORISED OFFICER

DATE 6 NOVEMBER 1992

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM.

NOTES FOR APPLICANT

1. You have the right of appeal if this notification is a Refusal OR Consent with conditions.

Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Planning Appeal Tribunal may allow.

Please contact the Planning Appeal Tribunal if you wish to appeal. (Refer South Australian Government Section of the Telephone Directory under "Courts Department").

2. If your application was the subject of third-party representations, this Consent shall not operate:-

(a) until after twenty one (21) days from the date of the notice of decision, or such longer period than twenty one (21) days as may be allowed by the Tribunal Act, and the period shall be extended for such same number of days beyond 2 January where the period includes any number of days between 24 December and 2 January, both dates inclusive; and

(b) where there is such an appeal, until the determination of the appeal.

It is suggested that twenty one (21) days after you receive this notice you contact the Planning Appeal Tribunal to find out if an appeal has been lodged.

3. Please note that Regulation 45 of the Development Control Regulations, 1982 requires:-

45(1) Any consent granted pursuant to these regulations, whether subject to conditions or not, shall, unless the consent was granted for a longer period or was extended by the Council, lapse at the expiration of a period of twelve (12) months from the date on which such consent was granted unless:-

(a) the development so consented to has substantially commenced; or

(b) an application has been made to the Council and the Commission for Certificates of approval under Division III, Part XIX AB, Real Property Act, 1886-1982.

(2) Any consent granted pursuant to these regulations whether subject to conditions or not, shall, unless the consent was granted for a longer period or was extended by the Council, lapse at the expiration of a period of three years commencing on the date such consent was granted if the development to which it relates be not substantially completed within that period.

4. It should be noted that this approval does not obviate the need to obtain any other consent which may be required under other legislation, or to observe conditions which may be attached to such consent.

Consent from the Council may also be required pursuant to:-

Building Act
Health Act
Local Government Act

In addition, consent may also be required from other Statutory Bodies such as:

The Electricity Trust of S.A.
Engineering and Water Supply Department
Department of Labour
S.A. Health Commission
Inspector of Places of Public Entertainment
Licensing Authorities

Commissioner of Highways
Coast Protection Board
Department of (Air) Transport
Telecom Australia
South Australian Gas Company

Development Number
100/11286/92

PLANNING DECISION NOTIFICATION - Sheet 2 of 2

CONDITIONS OF PLANNING CONSENT IMPOSED ON:-

B A & P L & A B SKEFFINGTON
for 18 CENTRAL AVENUE
HALLETT COVE

5. Fencing proposed adjacent to driveway access points is not to exceed a height of 1.0 metre above ground level at its nearest point to the front property boundary and gradually splayed up to an overall height of not more than 1.8 metres over a distance of not less than 7.5 metres.

SUMMARY OF REASONS FOR CONDITIONS:

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

SIGNED

DATE 6 NOVEMBER 1992

AUTHORISED OFFICER

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM.

NOTES FOR APPLICANT

1. You have the right of appeal if this notification is a Refusal OR Consent with conditions.

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(a) until after twenty one (21) days from the date of the notice of decision, or such longer period than twenty one (21) days as may be allowed by the Tribunal Act, and the period shall be extended for such longer number of days beyond 2 January where the period includes any number of days between 24 December and 2 January, both dates inclusive; and

(b) where there is such an appeal, until the determination of the appeal.

It is suggested that twenty one (21) days after you receive this notice you contact the Planning Appeal Tribunal to find out if an appeal has been lodged.

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(a) the development so consented to has substantially commenced; or

(b) application has been made to the Council and the Commission for certificates of approval under Division III, Part XIX AB, Real Property Act, 1886-1982.

(2) Any consent granted pursuant to these regulations whether subject to conditions or not, shall, unless the consent was granted for a longer period or was previously extended by the Council, lapse at the expiration of a period of three (3) months commencing on the date such consent was granted if the development to which it relates be not substantially completed within that period.

4. It should be noted that this approval does not obviate the need to obtain any other consent which may be required under other legislation, or to observe conditions which may be attached to such consent.

Consent from the Council may also be required pursuant to:-

Building Act
Health Act
Local Government Act

In addition, consent may also be required from other Statutory Bodies such as:

The Electricity Trust of S.A.
Engineering and Water Supply Department
Department of Labour
S.A. Health Commission
Inspector of Places of Public Entertainment
Licensing Authorities

Commissioner of Highways
Coast Protection Board
Department of (Air) Transport
Telecom Australia
South Australian Gas Company



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:

2585785

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

DATE OF ISSUE

15/07/2024

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME																					
07416535	J M SLADE																					
PROPERTY DESCRIPTION																						
6 SECOND ST / HALLETT COVE SA 5158 / UNIT 2 C12593																						
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR																		
1065187106	CT 6024/338	\$415,000.00	R4 1.000	RE 0.400																		
LEVY DETAILS:																						
<table> <tr> <td>FIXED CHARGE</td> <td>\$</td> <td>50.00</td> </tr> <tr> <td>+ VARIABLE CHARGE</td> <td>\$</td> <td>156.35</td> </tr> <tr> <td>- REMISSION</td> <td>\$</td> <td>96.30</td> </tr> <tr> <td>- CONCESSION</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>+ ARREARS / - PAYMENTS</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>= AMOUNT PAYABLE</td> <td>\$</td> <td>110.05</td> </tr> </table>					FIXED CHARGE	\$	50.00	+ VARIABLE CHARGE	\$	156.35	- REMISSION	\$	96.30	- CONCESSION	\$	0.00	+ ARREARS / - PAYMENTS	\$	0.00	= AMOUNT PAYABLE	\$	110.05
FIXED CHARGE	\$	50.00																				
+ VARIABLE CHARGE	\$	156.35																				
- REMISSION	\$	96.30																				
- CONCESSION	\$	0.00																				
+ ARREARS / - PAYMENTS	\$	0.00																				
= AMOUNT PAYABLE	\$	110.05																				

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

09/10/2024



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

07416535

OWNERSHIP NAME

J M SLADE

AGENT NUMBER

100019480

ASSESSMENT NUMBER

1065187106

AGENT NAME

ECKERMANN FORMS

AMOUNT PAYABLE

\$110.05

EXPIRY DATE

09/10/2024

+80013078400022> +001571+ <0550134615>

<0000011005>

+444+

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at: **OR** **By Post to:**

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No:

2585785

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

DATE OF ISSUE

15/07/2024

ENQUIRIES:

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

OWNERSHIP NAME

J M SLADE

FINANCIAL YEAR

2024-2025

PROPERTY DESCRIPTION

6 SECOND ST / HALLETT COVE SA 5158 / UNIT 2 C12593

ASSESSMENT NUMBER

TITLE REF.

(A "+" indicates multiple titles)

1065187106

CT 6024/338

TAXABLE SITE VALUE

\$330,000.00

AREA

0.0357 HA

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

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

Please Note:

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

ON OR BEFORE

09/10/2024



**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
Email: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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



Certificate No: **105058**

Date: **11/07/2024**

Receipt No:

Reference No:

Fax No:

PO Box 21, Oaklands Park
South Australia 5046

245 Sturt Road, Sturt
South Australia 5047

Eckermann Forms - North East
PO Box 7340 Hutt Street
ADELAIDE SA 5000
T (08) 8375 6600
F (08) 8375 6699
E council@marion.sa.gov.au

CERTIFICATE

Section 187 of the Local Government Act

Assessment Number: **449934**

Valuer General No.: **1065187106**

Property Description: **Lot: 312 CP: 12593 CT: 6024/338**

Property Address: **6 Second Street HALLETT COVE 5158**

Owner: **Estate of Late J M Slade**

Additional Information:

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

Rates/Natural Resources Levy:	Total
Rates for the current year (includes Regional Landscape Levy)	\$1,232.81
Overdue/Arrears	\$0.00
Interest	\$0.00
Adjustments	-\$0.01
Legal Fees	\$0.00
Less Payments Received	\$0.00
Less Capping Rebate (if applicable)	\$0.00
Less Council Rebate	\$0.00
Debtor: Monies outstanding (which are a charge on the land) in addition to Rates due	
	Total Outstanding
	\$1,232.80

Please be advised: The first instalment is due **2nd September 2024** with four quarterly instalments falling due on 02/09/2024, 02/12/2024, 03/03/2025 and 02/06/2025. Fines will be added to any current amount not paid by the due date (at the rate prescribed in the Local Government Act 1999).

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

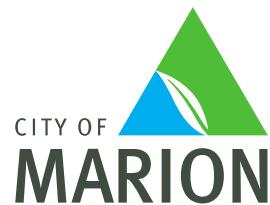
BPAY Details for Council Rates:

Biller Code: 9613

Reference Number: Assessment Number as above

CERTIFICATE

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



Eckermann Forms - North East
PO Box 7340 Hutt Street
ADELAIDE SA 5000

Assessment No: 449934
Certificate of Title: Lot: 312 CP: 12593 CT: 6024/338
Property Address: 6 Second Street HALLETT COVE 5158
Owner: Estate of Late J M Slade

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

Development Act 1993 (repealed)		
section 42—Condition (that continues to apply) of a development authorisation?	Nil	
section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	Nil	
section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	Nil	
section 55—Order to remove or perform work	Nil	
section 56—Notice to complete development	Nil	
section 57—Land management agreement	Nil	
section 69—Emergency order	Nil	
section 71—Fire safety notice	Nil	
section 84—Enforcement notice	Nil	
section 85(6), 85(10) or 106—Enforcement order	Nil	
Part 11 Division 2—Proceedings	Nil	
Planning, Development and Infrastructure Act 2016		
Part 5 – Planning and Design Code	Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Click the link to check if a Code Amendment applies: Code Amendment Map Viewer (geohub.sa.gov.au)
	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	See attached PlanSA Data Extract
	Is there a State heritage place on the land or is the land situated in a State heritage area?	
	Is the land designated as a local heritage place?	
	Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?	
section 127—Condition (that continues to apply) of a development authorisation		
section 192 or 193—Land management agreement		
section 141—Order to remove or perform work	Nil	
section 142—Notice to complete development	Nil	
section 155—Emergency order	Nil	
section 157—Fire safety notice	Nil	

section 198(1)—Requirement to vest land in a council or the Crown to be held as open space	Nil
section 198(2)—Agreement to vest land in a council or the Crown to be held as open space	Nil
Part 16 Division 1—Proceedings	Nil
section 213—Enforcement notice	Nil
section 214(6), 214(10) or 222—Enforcement order	Nil
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	100/1992/11286
Fire and Emergency Services Act 2005	
section 105F (or section 56 or 83 (repealed)—Notice to take action to prevent outbreak or spread of fire	Nil
Food Act 2001	
section 44—Improvement notice	Nil
section 46—Prohibition order	Nil
Housing Improvement Act 1940 (repealed)	
section 23—Declaration that house is undesirable or unfit for human habitation	Nil
Local Government Act 1934 (repealed)	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Local Nuisance and Litter Control Act 2016	
section 30—Nuisance or litter abatement notice	Nil
Land Acquisition Act 1969	
section 10—Notice of intention to acquire	Nil
Public and Environmental Health Act 1987 (repealed)	
Part 3—Notice	Nil
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval	Nil
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)	Nil
South Australian Public Health Act 2011	
section 92—Notice	Nil
South Australian Public Health (Wastewater) Regulations 2013 Part 4—Condition (that continues to apply) of an approval	Nil
Particulars of building indemnity insurance	
	Unknown

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

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

No

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

Note—

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

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

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

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

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

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

Sign:



Date: 11/07/2024

Data Extract for Section 7 search purposes

Valuation ID 1065187106

Data Extract Date: 11/07/2024

Parcel ID: C12593 F312

Certificate Title: CT6024/338

Property Address: 6 SECOND ST HALLETT COVE SA 5158

Zones

Hills Neighbourhood (HN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 45 metres)

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

Affordable Housing

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

Hazards (Flooding - Evidence Required)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

NO

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

Account Number L.T.O Reference Date of issue Agent No. Receipt No.
 10 65187 10 6 CT6024338 12/7/2024 7793 2585785

ECKERMANN FORMS
 PO BOX 191
 CAMPBELLTOWN SA 5074
 searches@eckermannforms.com

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: EST OF JM SLADE
 Location: 6 SECOND ST HALLETT COVE UNIT 2 C12593
 Description: 5H/UNIT CP Capital \$ 415 000
 Value:
 Rating: Residential

Periodic charges

Raised in current years to 30/6/2024

		\$
	Arrears as at: 30/6/2024	:
Water main available:	12/7/1993	Water rates
Sewer main available:	1/7/1994	Sewer rates
		: 0.00
		Water use
		: 0.00
		SA Govt concession
		: 0.00
		Recycled Water Use
		: 0.00
		Service Rent
		: 0.00
		Recycled Service Rent
		: 0.00
		Other charges
		: 0.00
		Goods and Services Tax
		: 0.00
		Amount paid
		: 0.00
		Balance outstanding
		: 0.00

Degree of concession: 00.00%

Recovery action taken: FULLY PAID

Next quarterly charges: Water supply: 78.60 Sewer: 86.95 Bill: 31/7/2024

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

The last Water Use Year ended on 22/04/2024.

MAINS WATER USE CHARGE of \$29.94 should be added to the Balance Outstanding above.

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

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



Government of
 South Australia

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

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



**Government of
South Australia**

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

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

South Australian Water Corporation

Name:
EST OF JM SLADE

Water & Sewer Account
Acct. No.: 10 65187 10 6

Amount: _____

Address:
6 SECOND ST HALLETT COVE UNIT 2
C12593

Payment Options

EFT**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1065187106



Biller code: 8888
Ref: 1065187106

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at bpay.com.au

**Paying online**

Pay online at www.sawater.com.au/paynow for a range of options. Have your account number and credit card details to hand.

**Paying by phone**

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.

SA Water account number: 1065187106



**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

Orig. LF 11022122



11:50 26-Aug-2008

2 of 2

Fees: \$0.00

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE
COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

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

Prefix
LF
Series No.
2

\$112.00

Lands Title 14:41 26/08/08 200229
PLAN DEPOSIT \$112.00

BELOW THIS LINE FOR AGENT USE ONLY

AGENT CODE

Lodged by:

LYON CONVEYANCING PTY LTD

LYON 54

Correction to:

LYON CONVEYANCING PTY LTD

LYON 54

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

1 *By - letter*

2 *Resolution*

3

4

PICK-UP NO.

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

ITEM(S)	AGENT CODE

R-G 010107

CORRECTION	PASSED
FILED	<i>16.9.2008</i>
<i>[Signature]</i>	<i>pro</i>
 REGISTRAR-GENERAL	

~~*NOTICE OF AMENDMENT OF SCHEME DESCRIPTION~~~~*NOTICE OF VARIATION OF BY-LAWS~~Guidance Notes
available~~*APPLICATION TO FILE VARIATION OF DEVELOPMENT CONTRACT~~*Delete the
inapplicable

INSTRUMENT AFFECTED	—	PLAN No. 12593
<p>To the Registrar General,</p> <p><i>PL</i></p> <p>I Judith Margaret Slade of 216 Second Street Hallett Cove SA 5158 being an officer of Community Corporation No. 12593 Incorporated certify:</p> <p>(a) that the copy of the by-laws attached to this certificate is a true copy of the by-laws as varied by special resolution of the corporation on the <i>19.7.08</i> day of <i>August</i> 2008; and</p> <p>(b) that the copy of the resolution attached to this certificate is a true copy of the resolution referred to in paragraph (a).</p>		
<p>Dated the <i>25th</i> day of <i>August</i> 2008</p> <p>..... Presiding Officer <i>Judith Slade</i></p>		
		

MINUTES OF MEETING OF
COMMUNITY CORPORATION 12593 INCORPORATED
18 CENTRAL AVENUE HALLETT COVE SA 5158

DATE: 19 TH AUGUST 2008

TIME: 7:30 P.M

LOCATION: 18 CENTRAL AVE HALLET COVE SA 5158

PRESENT:

Unit 1 Mara Thompson
Unit 2 Judith Margaret Slade

Observers Norman Russell

1. General Business

1.1 Special Resolution

It was moved by Judith Margaret Slade and seconded by Mara Thompson that the existing Articles of the strata adopted as the by-laws of the community scheme be amended.

It was unanimously agreed by the owners to adopt the new by-laws as attached.

There being no further business the meeting was declared closed at

Confirmed as a true and correct record.

Signed.....

Slade
Presiding Officer

Date: 19/8/08



THIS IS A COPY OF THE RESOLUTION OF THE CORPORATION
REFERRED TO IN THE ATTACHED CERTIFICATE

Slade

President Officer

19/8/08

DATE

COMMUNITY SCHEME BY-LAWS

18 CENTRAL AVENUE HALLETT COVE SA 5158

**COMMUNITY CORPORATION
NO. 12593 INCORPORATED**

WARNING

**The terms of these By-Laws are binding on the
Community Corporation and all owners, visitors
occupiers and mortgagees in possession within
18 CENTRAL AVENUE HALLETT COVE SA 5158**

**TERMS OF INSTRUMENT
NOT CHECKED IN LANDS
TITLES OFFICE**

1 OF 8

**BY-LAWS
DEVELOPMENT NO
100 / C034 / 08**

INDEX

PART 1	INTERPRETATION
PART 2	BY-LAWS 1-2
PART 3	COMMON PROPERTY
PART 4	BY-LAWS 3-7
PART 5	COMMUNITY LOTS
PART 6	BY-LAWS 8-11
	RESTRICTIONS ON OCCUPIERS OF LOTS
PART 7	INSURANCE
PART 8	GENERAL
PART 9	BY-LAWS 13-18

PART 1 PRELIMINARY

Interpretation

1. (1) In these by-laws unless the contrary intention appears:-
"Act" means the Community Titles Act 1996 and any regulations made thereunder; "corporation" means Community Corporation No. 12593 Incorporated;
- (2) A term defined in the Act has the same meaning when used in these by-laws unless the contrary intention appears.

PART 2-COMMON PROPERTY

Administration of common property

1. The corporation is responsible for the administration, management and control of the common property.

Use and enjoyment of common property

- 2.1 The common property is, subject to the Act and these By-Laws, for the common use and enjoyment of the occupiers in the community scheme and visitors.
- 2.2 Whilst using the Common Property, residents and their visitors must not obstruct the movement of any other residents and their visitors on the Common Property or behave in a manner likely to cause offence or nuisance to others.

PART 3 - COMMUNITY LOTS

Use of community lots

3. (1) Community Lots must be used for residential purposes and for other purposes that are normally incidental or ancillary to the use of land for residential purposes.
- (2) Community Lots must not be used for a non-residential purpose.

Building on community lots

4. There must be no further stages of development of the community lots.

Maintenance and repair

5. (1) Buildings and fences on lots must be properly maintained and kept in a proper state of repair;
- (2) The paintwork or other finish on fences and the external parts of the buildings on lots must be properly maintained;
- (3) Lots must be maintained in a clean and tidy condition;
- (4) The owner of a lot must not permit, carry out or approve a change to the external appearance of the community lot unless the change is minor and does not detract from the amenity of the community lot and its surrounds.

Gardens and landscaping

6. The areas of garden on a lot must be properly maintained and cared for.

Leasing of lot for less than two months

7. The owner of a lot must not lease it, or grant a right of occupation of the lot, for a period of less than two months.

PART 4 - RESTRICTIONS ON OCCUPIERS OF LOTS

Keeping of Pets

8. Unless otherwise resolved by ordinary resolution of the corporation:
 - (1) Subject to subclause (2), the occupier of a lot may keep a maximum of one cat and one small dog on the lot as a pet unless prior approval of the corporation has been obtained by the occupier for the keeping of additional pets and which consent may be given or refused having regard to the breed and size of the animal.
 - (2) An occupier of a lot who suffers from a disability may keep a dog trained to assist the occupier.

Garbage Collection

9. (1) The occupier of a lot must store garbage in a container designed for the purpose until it is collected by the council;
- (2) The container must be provided with a close fitting lid that reduces the smell of the garbage to a reasonable level;
- (3) The occupier of a lot must comply with council by-laws and all other laws relating to the disposal of garbage.

Noise

10. (1) A person must not cause noise on a lot or the common property at a level that unreasonably interferes with the use and enjoyment of other lots or the common property by the occupiers of other lots or their guest;
- (2) Without limiting subclause (1):-
 - (a) a television, radio receiver or personal computer may not be used nor a record, tape, compact disc or musical instrument may not be played outside of any building on the lot between the hours of 12.00 midnight and 8.00 a.m. on any day and may not be used or played within any building on a lot during those hours if unreasonable interference would be caused to the use or enjoyment of another lot;
 - (b) a machine (other than a motor vehicle) may not be used outside of any building on the lot between the hours of 10.00 p.m. on one day and 8.00 a.m. on the following day and may not be used within any building on a lot during those hours if unreasonable interference would be caused to the use or enjoyment of another lot.

Parties

11. A party must not be held on a lot outside any building on a lot between the hours of 12.00 midnight and 8.00 a.m. on any day without the prior approval of the corporation.

PART 5 - INSURANCE

Insurance

12. (1) The Community Corporation must review on an annual basis all insurances effected by it and the need for new insurances.
- (2) The Community Corporation must immediately effect new insurances or vary or extend existing insurances if there is an increased risk or a new risk.

- (3) Each owner of a community lot shall insure all buildings and improvements on the community lot against such risks as a normally prudent person would insure against for the full cost of replacing the buildings and improvements with new materials and including cover for incidental costs such as demolition, site clearance, architect and engineers fees.
- (4) Each owner of a community lot shall indemnify and keep indemnified other community lot owners for any loss and damage suffered where any owners fails to comply with this by-law.
- (5) Each owner of a community lot shall provide another community lot owner or the corporation upon request a photocopy of the current certificate of insurance taken out to satisfy this by-law.
- (6) An owner or occupiers of a community lot must not, except with the approval of the corporation, do anything that might void or prejudice or increase the premium of any insurance effected by any other owner or occupier or the corporation.
- (7) The owner of each lot shall effect and keep current in respect of their lot a Public Risk Policy in a sum not less than the amount prescribed by law and must provide to the corporation as requested by the corporation from time to time, evidence of a current policy of insurance effected by the proprietor in terms of this by-law.

PART 6- GENERAL

Further Division of lots

13. A community lot must not be subdivided by a secondary plan of community division.

Corporation Exemptions

14. The community corporation is exempt from the following requirements:
 - (1) the requirement to hold annual general meetings (except the first general meeting)
 - (2) the requirement to prepare accounting records of the corporation's receipts and expenditure and to prepare an annual statement of accounts
 - (3) the requirement to have the annual statement of accounts audited
 - (4) the requirement to establish administrative and sinking funds
 - (5) the requirement to maintain a register of the names of the owners of the community lots.

Behaviour of invitees

15. An occupier of a lot must take reasonable steps to ensure that the invitee does not behave in a manner likely to interfere with the peaceful enjoyment of another lot or common property.

Offence

16. (1) A person who contravenes, or fails to comply with a provision of these by-laws is guilty of an offence;
- (2) The maximum penalty for an offence in subclause (1) is \$500.00.

Corporation right to recover money

17. The corporation may recover any money owing to it under these by-laws as a debt.

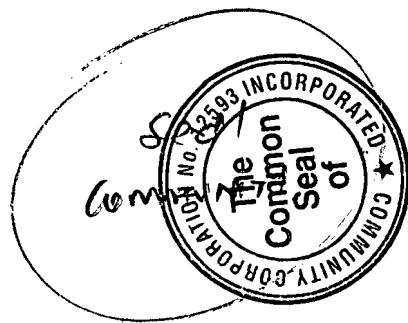
Notices

18. All notices or other communications required or permitted to be given by the by-laws must be in writing.

THIS IS THE COPY OF THE BY-LAWS REFERRED
TO IN THE ATTACHED CERTIFICATE

X
PRESIDING OFFICER

Blade



THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY