

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 5879 Folio 341

Parent Title(s) CT 5856/537
Creating Dealing(s) PS 9408255
Title Issued 07/09/2002 Edition 5 Edition Issued 27/08/2024
Diagram Reference D57293 06

Estate Type

FEE SIMPLE

Registered Proprietor

PHILIP HAROLD BOND
OF PO BOX 728 MOUNT COMPASS SA 5210
1 / 2 SHARE

JENNIFER ROSE BOND
OF PO BOX 728 MOUNT COMPASS SA 5210
1 / 2 SHARE

Description of Land

ALLOTMENT 530 DEPOSITED PLAN 57293
IN THE AREA NAMED MOUNT COMPASS
HUNDRED OF NANGKITA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (T 3056915)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED D FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

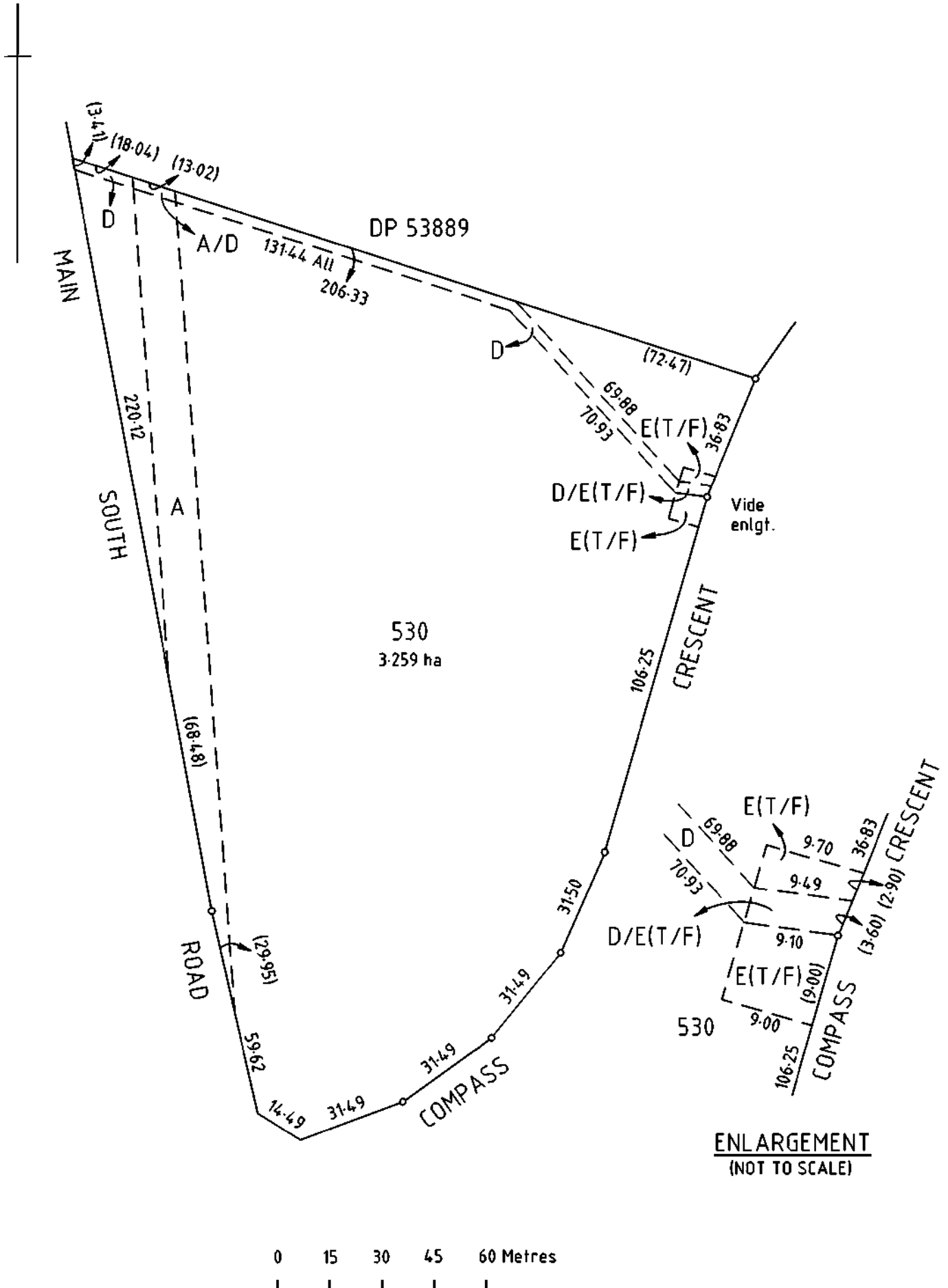
SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED E(T/F) FOR ELECTRICITY SUPPLY PURPOSES TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (223LG RPA)

Schedule of Dealings

Dealing Number	Description
9113098	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)

Notations

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



ENLARGEMENT
(NOT TO SCALE)



ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

Certificate of LOCAL GOVERNMENT CHARGES Pursuant to the Local Government Act, 1999

Search No: CTRATES-2025-000851

Property ID: 7829

Bpay Biller Code: 435115

Valuation No: 4552001659

Reference: 21000 14800 00782 99

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

Property Described as: 31 Compass Crescent MOUNT COMPASS SA 5210

Owners Name/s: Jennifer R Bond
Philip H Bond

Section	Allotment	Plan	Certificate of Title
P222	530	57293	5879/341

RATES AND CHARGES INFORMATION

Declared Date: 24 Jun 2024

Period Ending: 30 Jun 2025

Rates and Fines in arrears b/fwd 1st July	\$-750.99
Rates for current Financial Year	\$2,614.00
Service Charges	\$0.00
Interest to Date	\$0.00
Legal Fees to Date	\$0.00
Fines to Date	\$0.00
Property Related Debt	\$0.00
Regional Landscape Levy	\$81.00
Less payments and adjustments	\$-1,980.00
TOTAL OUTSTANDING AT DATE OF THIS CERTIFICATE	\$-35.99

Rates not paid on or before the **due date** are the subject to a **fine** of 2.00% as prescribed by the Local Government Act, with further **interest charges** of 0.7625% being added to **arrears** each month following.

Conditions

I certify that to the best of my knowledge and belief the information provided above is correct.

Authorised by Alexandrina Council	Date: 26 March 2025
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The charges as shown are valid for the date of the certificate.

Please Note: Council allows for a free update on searches for up to 30 days from the certificate date.

If this information falls outside the one (1) month period, a new Section 187 certificate is required.



ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

**Certificate of
PROPERTY CONDITIONS**
Pursuant to the Land and Business (Sale and Conveyancing) Act, 1994

Search No: CTPROPERTY-2025-000854

Property ID: 7829

Valuation No: 4552001659

Property Described as: 31 Compass Crescent MOUNT COMPASS SA 5210

Owners Name/s: Jennifer R Bond
Philip H Bond

Section	Allotment	Plan	Certificate of Title
P222	530	57293	5879/341

PROPERTY INFORMATION

5. *Development Act 1993 (repealed)*

5.1 Section 42 – Condition (that continues to apply) of a development authorisation	Attached
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6. *Repealed Act conditions*

6.1 Conditions (that continue to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)	Nil
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29 *Planning, Development, and Infrastructure Act 2016*

29.1 Part 5 – Planning and Design Code – Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	Refer to Attached Plan SA Report
29.1 Is there a State Heritage place on the land or is the land situated in a State Heritage area?	No
29.1 Is the land designated as a local heritage place?	No

29.1 Is there a tree of stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?	No
29.1 Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation has ended but whose proposed amendment has not yet come into operation?	Yes
29.2 Section 127 – Condition (that continues to apply) of a development authorisation	Refer to Attached PlanSA Report

5 *Development Act 1993 (repealed)*

5.2 Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space	Nil
5.3 Section 50(2) – Agreement to vest land in a council or the Crown to be held as open space	Nil
5.4 Section 55 – Order to remove or perform work	Nil
5.5 Section 56 – Notice to complete development	Nil
5.6 Section 57 – Land management agreement	Attached
5.8 Section 69 – Emergency order	Nil
5.9 Section 71 – Fire safety notice	Nil
5.10 Section 84 – Enforcement notice	Nil
5.11 Section 85(6), 85(10) or 106 – Enforcement order	Nil
5.12 Part 11 Division 2 - Proceedings	Nil

10 *Fire and Emergency Services Act*

10.1 Section 105F (or Section 56 or 83 (repealed)) – Notice to take action to prevent outbreak or spread of fire	Nil
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11 *Food Act 2001*

11.1 Section 44 – Improvement notice	Nil
11.2 Section 46 – Prohibition order	Nil

15 *Housing Improvement Act 1940 (repealed)*

15.1 Section 23 – Declaration that the house is undesirable or unfit for human habitation	Nil
15.2 Part 7 (rent control for substandard houses) – Notice or declaration	Nil

17 *Land Acquisition Act 1969*

17.1 Section 10 – Notice of intention to acquire	Nil
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20 *Local Government Act 1934 (repealed)*

20.1 Notice, order declaration, charge, claim or demand given or made under the Act	Nil
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21 *Local Government Act 1999*

21.1 Notice, order declaration, charge, claim or demand given or made under the Act	Nil
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22 *Local Nuisance and Litter Control Act 2016*

22.1 Section 30 – Nuisance or litter abatement notice	Nil
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29 *Planning, Development and Infrastructure Act 2016*

29.5 Section 141 – Order to remove or perform work	Nil
29.6 Section 142 – Notice to complete development	Nil
29.7 Section 155 – Emergency order	Nil
29.8 Section 157 – Fire Safety Notice	Nil
29.9 Section 192 or 193 – Land Management Agreement	Nil
29.10 Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	Nil
29.11 Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	Nil
29.12 Part 16 Division 1 – Proceedings	Nil
29.13 Section 213 – Enforcement notice	Nil
29.14 Section 214(6), 214(10) or 222 – Enforcement order	Nil

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

31.1 Part 3 - Notice	Nil
31.2 Public and Environmental Health (Waste Control) 2010 (or 1995) (revoked) Part 2 – Condition (that continues to apply) of an approval	Attached

31.3 Public and Environmental Health (Waste Control) 2010 (revoked) Regulation 19 – Maintenance order (that has not been complied with)	Nil
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32 *South Australian Public Health Act 2011*

32.2 Section 92 - Notice	Nil
32.3 South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval	Nil

36 *Other Charges*

36.1 Charges of any kind affecting the land (not included in another item)	Nil
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Particulars of Building Indemnity Insurance

Note: Building Indemnity Insurance is required for -

- (a) Domestic building work for which approval under the Planning, Development and Infrastructure Act 2016, the repealed Development Act 1993 or the repealed Building Act 1971 is or was not required; or
- (b) Minor domestic building work (see Section 3 of the Building Work Contractors Act 1995); or
- (c) Domestic building work commenced before 1 May 1987; or
- (d) Building work in respect of which an exemption from the application of Division 3 of Part 5 of the Building Work Contractors Act 1995 applies under the Building Work Contractors Regulations 2011; or
- (e) Building work in respect of which an exemption from the application of Division 3 of Part 5 of the Building Work Contractors Act 1995 has been granted under Section 45 of that Act.

Details of Building Indemnity Insurance still in existence for Building Work on the Land

Building indemnity insurance required	No
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If yes:

Name(s) of person(s) insured	
Name of insurer:	
Limitations of the liability of the insurer:	
Name of the builder:	

Builders Licence Number:	
Date of Issue of insurance:	
Description of insured building work:	

Exemption from holding insurance

If particulars of insurance are not given, has an exemption been granted under Section 45 of the Building Work Contractors Act 1995 from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?	No
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If yes:

Date of exemption:	
Name of builder granted the exemption:	
Name of the builder granted the exemption:	
Licence Number of the builder granted the exemption:	
Details of building work for which the exemption applies:	
Details of conditions (if any) to which the exemption is subject:	

Particulars relating to Environment Protection

6 Further information held by councils – Does the council hold details of any development approvals relating to: (a) Commercial or industrial activity at the land; or (b) A change in the use of the land or part of the land (within the meaning of the Development Act 1993) or the Planning, Development and Infrastructure Act 2016?	No
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Note -

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

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

It should be noted that –

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

I certify that to the best of my knowledge and belief the information provided above is correct.

Authorised by Alexandrina Council

Date: 01 April 2025

CONFIRMED BY (as required):

Environmental Health Officer

Date: 01 April 2025

Building Officer

Date: 01 April 2025

Planning Officer

Date: 01 April 2025

Compliance Officer

Date: 01 April 2025

Data Extract for Section 7 search purposes

Valuation ID 4552001659

Data Extract Date: 01/04/2025

Parcel ID: D57293 AL530

Certificate Title: CT5879/341

Property Address: 31 COMPASS CR MOUNT COMPASS SA 5210

Zones

Rural (Ru)

Subzones

No

Zoning overlays

Overlays

Environment and Food Production Area

The Environment and Food Production Area Overlay is an area of rural, landscape, environmental or food production significance within Greater Adelaide that is protected from urban encroachment

Hazards (Bushfire - High Risk) (High)

The Hazards (Bushfire - High Risk) Overlay seeks to ensure development responds to the high level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property, facilitating access for emergency service vehicles and situating activities that increase the number of people living and working in the area away from areas of unacceptable bushfire risk.

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.

Limited Land Division

The Limited Land Division Overlay seeks to limit fragmentation of land to avoid undermining primary production.

Murray-Darling Basin

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

Major Urban Transport Routes

The Major Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along major urban transport routes.

Native Vegetation

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

Prescribed Water Resources Area

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

River Murray Tributaries Protection Area

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

Traffic Generating Development

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

Water Protection Area

The Water Protection Area Overlay seeks to safeguard South Australia's public water supplies by protecting regionally and locally significant surface and underground water resources from pollution.

Water Resources

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

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)

- 9113098

DECISION NOTIFICATION FORM

For Development Application:

Dated : 26.08.02

Registered : 26.08.02



TO **PH & SE BOND
20 KENNETH RD
MORPHETT VALE 5162**

Application No:
455/976/02
Assessment: A16143

LOCATION OF
PROPOSED
DEVELOPMENT **No LT 530
COMPASS CRESCENT
MOUNT COMPASS**

NATURE OF
PROPOSED
DEVELOPMENT: **GARAGE - DOMESTIC STORAGE ONLY.**

In respect of this proposed development you are informed that :

NATURE OF DECISION	CONSENT A = Approved R = Refused N = Not Applicable	DATE GRANTED	DATE REFUSED	NO. OF CONDITIONS
Provisional Development Plan Consent	A	13.09.02		2
Land Division	N			
Land Division (Community Title)	N			
Provisional Building Rules Consent	A	16.09.02		4
Other	N			
DEVELOPMENT APPROVAL	A	16.09.02		6

NOTE : No work can commence on this development unless a DEVELOPMENT APPROVAL has been obtained. (i.e. consent granted by date for a Development Approval in the shaded box)

Details of the building classification and the approved number of occupants under the Building Code are attached.

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet/s.

SIGNED : _____
Authorised Officer

DATE: 1/04/25

NOTES FOR APPLICANT

1. You may have the right of appeal if this Decision Notification is:

- * A refusal; or
- * A consent or approval with conditions

Your appeal must be lodged with the Environment, Resources and Development Court, together with the designated fee, within two months of you receiving notice of the decision.

A copy of your receipted appeal notice must be also served on the authority which issued the Decision Notification Form within the same two month period.

Please contact the Environment, Resources and Development Court if you wish to appeal. (Ph. (08) 8204 0300)

2. If your application was the subject of third party representations, any consent or approval, whether subject to conditions or not, shall not operate until the determination of any appeal. A representor has 15 business days from the date of the Decision Notification to lodge an appeal. Please contact the Environment, Resources and Development Court to see if an appeal has been lodged.

3. If this is a Development Approval:

- * the development approval must be substantially commenced;
- * for land division, you must apply to the Development Assessment Commission for a certificate.

within 12 months of the date of this Decision Notification (or alternatively the date of the determination of any appeal) unless this period has been extended by the relevant authority.

AND

Any act or work authorised or required by this Decision Notification must be substantially or fully completed within 3 years of the date of this Notification or a longer time as allowed by the relevant authority.

You will require a fresh Development Approval before commencing or continuing the development if you are unable to satisfy these requirements.

DECISION NOTIFICATION - 455/976/02 CONDITIONS OF APPROVAL

OWNERS NAME : PH & SE BOND

CONDITIONS OF DEVELOPMENT PLAN CONSENT :-

1. The development shall proceed in strict accordance with plans and supporting information forming part of the application unless varied by the following conditions.
2. The garage/structure not being used for any other purpose i.e. for living or business purposes without first gaining approval from the Council for a change of use under the Development Act.
Please note that living includes temporary staying overnight or at weekends and change of use of a structure without approval can result in legal action being taken under the Development Act 1993 and can incur substantial fines.

Please contact the Planning Officer if you have any enquires in relation to the above Conditions of Development Plan Consent.

CONDITIONS OF BUILDING RULES CONSENT :-

BUILDING CLASSIFICATION : 10 OUTBUILDING

1. Roof water from every building or water flowing from any paved carpark driveway or other paved area shall be disposed of in such a manner that so that any overflow during heavy rain periods is prevented from flowing back into the building.

BCA-Part 3.1.2.5

2. If the floor and the footings are poured on the same day or the floor is poured before the roof cladding is fixed the footing size of 500mm in diam. x 790mm in depth shall be used however if this is not done the footing depth shall be increased to 970mm.

3. Notwithstanding the approval of this application building work must comply with all the requirements of the Development Act & Regulations and Council By-Laws.

Sec. 45(2)

Approval is valid for one (1) year only and should the building be not substantially commenced within that period a new application must be submitted.

Reg. 48(1)

Any variations or additions to the original application must be submitted to the Council for approval.

IMPORTANT NOTE TO APPLICANT:

This report does not imply compliance with the Electricity Trust of South Australia Act 1946 as amended or the Regulations thereunder. It is the responsibility of the owner and the person erecting the Building to ensure compliance with the same.

4. The owner or builder must notify the Building Inspector of any column pads stumps etc. to enable an inspection to be made before pouring of any concrete or backfilling is carried out. At least one business days notice must be given to the inspector i.e. 24 hours notice not including week-ends or public holidays.

Reg. 75

Please contact the Building Officer if you have any enquires in relation to the Conditions of Building Rules Consent.

DECISION NOTIFICATION FORM

For Development Application:

Dated : 07.07.03

Registered : 09.07.03



TO **PH & SE BOND
20 KENNETH RD
MORPHETT VALE 5162**

Application No:
455/874/03
Assessment: A16143

LOCATION OF
PROPOSED
DEVELOPMENT **LOT 530
COMPASS CRESCENT
MOUNT COMPASS**

NATURE OF
PROPOSED
DEVELOPMENT: **SINGLE STOREY DWELLING WITH VERANDAHS**

In respect of this proposed development you are informed that :

NATURE OF DECISION	CONSENT A = Approved R = Refused N = Not Applicable	DATE GRANTED	DATE REFUSED	NO. OF CONDITIONS
Provisional Development Plan Consent	A	22.09.03		2
Land Division	N			
Land Division (Community Title)	N			
Provisional Building Rules Consent	A	21.01.04		6
Other	N			
DEVELOPMENT APPROVAL	A	03.02.04		8

Details of the building classification and the approved number of occupants under the Building Code are attached.

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet/s.

SIGNED : _____
Authorised Officer

DATE: 03.02.04

NOTES FOR APPLICANT

1. You may have the right of appeal if this Decision Notification is:

- * A refusal; or
- * A consent or approval with conditions

Your appeal must be lodged with the Environment, Resources and Development Court, together with the designated fee, within two months of you receiving notice of the decision.

A copy of your receipted appeal notice must be also served on the authority which issued the Decision Notification Form within the same two month period.

Please contact the Environment, Resources and Development Court if you wish to appeal. (Ph. (08) 8204 0300)

2. If your application was the subject of third party representations, any consent or approval, whether subject to conditions or not, shall not operate until the determination of any appeal. A representor has 15 business days from the date of the Decision Notification to lodge an appeal. Please contact the Environment, Resources and Development Court to see if an appeal has been lodged.

3. If this is a Development Approval:

- * the development approval must be substantially commenced;
- * for land division, you must apply to the Development Assessment Commission for a certificate.

within 12 months of the date of this Decision Notification (or alternatively the date of the determination of any appeal) unless this period has been extended by the relevant authority.

AND

Any act or work authorised or required by this Decision Notification must be substantially or fully completed within 3 years of the date of this Notification or a longer time as allowed by the relevant authority.

You will require a fresh Development Approval before commencing or continuing the development if you are unable to satisfy these requirements.

OWNERS NAME : PH & SE BOND

CONDITIONS OF DEVELOPMENT PLAN CONSENT :-

1. Landscaping shall include bushfire protection features which will prevent or inhibit the spread of bushfire and minimize the risk of damage to buildings and property as follows:
 - Trees and shrubs shall not be planted closer to the building(s) or power lines than the distance equivalent to their mature height.
 - Grasses within 20 metres of the dwelling or the property boundaries whichever comes first should be reduced to a height of 10cms during the Fire Danger Season. These requirements shall be completed before the dwelling is occupied.
2. Utilise existing satisfactory water supply to provide:
 - A supply of 5000 litres of water shall be available for firefighting purposes at all times.
 - This supply shall be fitted with a fuel driven pump or an equivalent system that operates independent of mains electricity and is capable of pressurising the water for firefighting purposes.
 - The diameter of all fittings and flexible reinforced suction hose connecting the water supply to the fuel driven pump shall be no smaller than the diameter of the pump inlet valve.
 - All non metal firefighting water supply pipes other than flexible connections to firefighting pumps shall be buried at least 300mm below finished ground level.
 - A hose and nozzle capable of withstanding the pressures of the supplied water and of sufficient length to reach all parts of the building should be readily available at all times. These requirements shall be completed before the dwelling is occupied.

Please contact the Planning Officer if you have any enquiries in relation to the above Conditions of Development Plan Consent.

CONDITIONS OF BUILDING RULES CONSENT :-

**BUILDING CLASSIFICATION : 1 RESIDENTIAL NEW
10a NON-HABITABLE ATTACHMENT**

For conditions of Building Rules Consent please refer to the *Private Certifiers* Decision Notification Form – Provisional Building Rules Consent and any notes attached.

*Please contact the **Private Certifier** if you have any enquiries in relation to the Conditions of Building Rules Consent.*

**PLEASE REFER TO ATTACHED “NOTES TO APPLICANT/OWNER” FOR DETAIL ON
“NOTIFICATION STAGES (INSPECTIONS)”**

NOTES TO APPLICANT/OWNER REGARDING DEVELOPMENT APPROVAL

Notwithstanding the approval of this application, building work must comply with all the requirements of the Development Act & Regulations and Council By-Laws. Sec. 45(2).

Approval is valid for one (1) year only and should the building be not substantially commenced within that period a new application must be submitted. Reg. 48(1)

Any variations or additions to the original application must be submitted to the relevant authority for approval.

- **RAINWATER TANKS**

Councils policy is to encourage the installation of rainwater tank or tanks in an effort to conserve water.

- **WRITTEN STATEMENTS FOR CLASS 1a BUILDINGS (Dwellings & Additions)**

This statement must be completed by a licensed building work contractor who has been responsible for undertaking the building work or who was in charge of the building work to which this statement relates; or if there is no such licensed building work contractor - a registered building work supervisor or a private certifier. This statement must be provided to the relevant authority within 10 business days of completion or occupation of the building, and must declare that ***the notifications required under section 59 of the Act have been given in accordance with the requirements of the Act & regulations*** as well as declaring that ***the building work carried out on the building is in accordance with any relevant approval and the provisions of the Building Rules. (Disregarding any approved variations or variations of a minor nature.)*** Reg. 83AB See 'NOTIFICATIONS STAGES' for further information.

- **STORAGE AND REMOVAL OF WASTE MATERIALS**

The builder shall, at all times, for the duration of construction, provide and maintain a waste receptacle on site, secure against the effect of the wind and to the reasonable satisfaction of Council.

NOTE : All waste shall be contained in such receptacle at all times and the receptacle shall be emptied at a licensed waste disposal depot as required. ***Penalties, minimum \$200 expiation, apply for failure to comply.***

- **MISCELLANEOUS**

The boundaries of the site are required to be accurately defined with pegs to enable Council Inspectors to clearly verify the location of the building on the site. It is the owners responsibility to ensure that the boundaries of the allotment are accurately defined.

- **NOTIFICATIONS STAGES (INSPECTIONS)**

The owner or builder must notify the Building Inspector at the following stages :-

1. Prior to the commencement of any building work on the site. **NOTE; It is at this time the name, address & phone number of the person who is to provide the 'written statement' must be given.**
2. After completion of the steel reinforcement and prior to pouring of concrete in footings and other reinforced concrete members.
3. After completion of timber, steel or other structural framework and before such framework is covered by any roof or wall linings/cladding. This includes both internal and external claddings, eg bricks to brick-veneer buildings.
4. After completion of the building as notified pursuant to Regulation 74(1)(d)

NOTE : At least one business days notice of commencement of any stage of the building work must be given to the inspector. Reg. 74

Rocco Ciano

Building Approvals
Consulting Engineer
Private Certification



PO Box 16
ASHTON SA 5137
Ph: (08) 8390 1809
Fax: (08) 8390 3915

Ref: B4759

DECISION NOTIFICATION FORM

For Development Application No: 455/874/03

RECEIVED

28 JAN 2004

To: P & S Bond
PO Box 728
MOUNT COMPASS SA 5210

Alexandrina Council
Central Records Office

LOCATION OF PROPOSED DEVELOPMENT:
Lot 530 Compass Crescent Mount Compass SA 5210

NATURE OF PROPOSED DEVELOPMENT
Dwelling & verandah

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED
PROVISIONAL BUILDING RULES CONSENT	21/01/2004	6	—

If applicable, the details of the building classification and the approved number of occupants under the Building Code are attached.

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence unless the development is an approved development under the Act. An approved development is one where a relevant authority has assessed the development against and granted consent in respect of each of the matters prescribed in Section 33(1) of the Act.

Signed:

21/01/2004

(♦) Private Certifier
(2) Sheets Attached



**CONDITIONS OF
PROVISIONAL BUILDING RULES CONSENT
S42 DEVELOPMENT ACT, 1993**

Ref No: B4759

Sheet 1 of 2

NATURE OF BUILDING WORK Dwelling & verandah
SITE ADDRESS: Lot 530 Compass Crescent Mount Compass SA 5210
APPLICANT: P & S Bond
OWNER: P & S Bond
CLASSIFICATION: 1a, 10a
DEVELOPMENT NUMBER: 455/874/03
BUSHFIRE CATEGORY: Medium

RECEIVED

28 JAN 2004

Alexandrina Council
Central Records Office

CONDITIONS OF CONSENT:

1. The roof trusses must be manufactured in accordance with the loadings and requirements determined with AS1170, AS1684, AS1720 and the truss manufacturer's certified design. The truss manufacturer's certificate must be submitted to the *private certifier* for approval prior to this work commencing. (BCA P2.1).
2. A "Certificate of Insurance" in relation to domestic building work is to be lodged with the council by the owner where a builder is engaged to do the work. Where the work is to be carried out by the owner, then a registered private certifier or building supervisor must be engaged to supervise the work. Details must be submitted on or before the giving of notice of commencement of the building work under Regulation 74. (Reg 21(2) & 83AB).
3. Public and Environmental Health Act, 1987, approval of the method of disposal of sewage and sullage from the building shall be obtained from council prior to work being commenced. (Regulation 77).
4. Roof stormwater must be piped to water storage tanks or discharged at least 5 metres away from the dwelling, any septic systems, site boundaries and other buildings in accordance with the requirements of AS/NZS3500.3.2 or AS/NZS3500.5. (BCA P2.2.1)
5. The door to the WC must have demountable hinges and be removable from outside the WC in the event that an emergency removal of the occupant is required. (BCA P2.1 & P2.4.3).
6. The timber durability and weather exposure requirements for exposed structural timbers, including supporting timber members must be in accordance with Clause 1 10 of AS 1684 National Timber Framing Code. (BCA P2.1).

NOTES

Consent is for work carried out within the site boundaries and does not cover work carried out in an adjoining public space. Approval for any work within the road reserve needs to be obtained from Council, including landscaping, paving, crossovers, the location, design and capacity of the stormwater discharge at the property alignment.

The owner's attention should be drawn to the landscaping and tree planting restrictions required by the engineer's construction report and AS2870.

The owner/occupier of the property needs to ensure that any landscaping that is undertaken (including the growth of existing vegetation) on this site does not adversely affect the bushfire hazard category as defined in Australian Standard AS3959.

The owner is aware that the proposed development is located within a potential bushfire zone, which may be subject to wild fires (bushfire) that may cause extensive or total loss. The owner must accept responsibility, including any consequences resulting from the siting of the building within this zone.

A person proposing to undertake building work must give the Council 24 hours notice of intention to commence on site. There is an obligation to give Council notice at stages as prescribed in Regulation 74.

Stormwater should be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners or lie against any building or create insanitary conditions.

It is advisable to contact authorities responsible for the supply of services such as water, electricity, telephone, gas; the Department of Transport, Australia Post, Environment Protection Authority (EPA) and easement owners/holders, where applicable, seeking their requirements prior to building work commencing on site



**CONDITIONS OF
PROVISIONAL BUILDING RULES CONSENT
S42 DEVELOPMENT ACT, 1993**

Ref No: B4759
Sheet 2 of 2

Any sarking materials used in the building must have a flammability index not greater than 5 when tested in accordance with AS 1530.3.

Materials used in flexible ducting (including insulation) used for the transfer of products initiating from a heat source that contains a flame must have a smoke developed index not greater than 3 and a spread of flame index not greater than 0 when tested with AS1530.3.

Regulation 83AB requires a written statement of compliance to be provided to the *private certifier*. The statement must declare, inter alia, that the completed building work was carried out in accordance with the Development Approval (disregarding any approved variations or variations of a minor nature). The builder or other suitably qualified person must sign Part A of the form and the owner or their representative must sign Part B of the form.

The building contains materials that are susceptible to termite attack. The details provided indicate that physical barriers, in accordance with AS3660.1 requirements are to be used to protect the building. The building owner/tenant is advised that an important part of this protection involves regular inspections for termite activity and appropriate action as and when required.

All building work must be performed in accordance with the approved documents and any variations to building materials or systems that affects, the structural soundness or the safety of the building must be approved by the *private certifier* prior to such alteration occurring.

R. CIANCIO
21/01/2004

Ref: 455/874/03

A 16143

PH & SE Bond
20 Kenneth Road
MORPHETT VALE SA 5162

Dear Sir/Madam,

RE: WASTE CONTROL SYSTEM APPLICATION
LOT 530 COMPASS CRESCENT, MOUNT COMPASS

In reference to your application received on 9th July 2003 for approval to install a waste control system at the above mentioned site, you are advised that approval is granted subject to the following conditions:

1. The installation is to be carried out in accordance with:
 - (a) The plans and other documentation as submitted forming part of the approval and any notation thereon.
 - (b) All sanitary plumbing and drainage work associated with the connection of the sanitary fixtures to the waste control system be installed in accordance with the requirements of the Standard for the Construction, Installation and Operation of Septic Tank Systems in South Australia, National Plumbing and Drainage Code, AS3500-2, Sanitary Plumbing and Sanitary Drainage and any SAHC variation as prescribed by the Public and Environmental Health (Waste Control) Regulations and South Australian Water Corporation amendments.
 - (c) All work on the plumbing and drainage system is to be carried out by a competent person authorised pursuant to the Plumbers, Gasfitters and Electricians Act.
2. The use of the waste control system shall not vary from that indicated in this approval and that it be completed prior to use.
3. This approval must not be varied without obtaining further consent from the Council.

.../2

.. 2 ..

4. This approval is not transferable and shall become void if the waste control system is not completed within twenty four months from the date of approval.

5. **REQUIREMENTS FOR INSPECTION**

Persons undertaking the installation of a Waste Control System are required to give Council at least one business days notice at the following stages:

- a) Underfloor plumbing completed (with work under water test)
- b) Drains, septic tank and effluent disposal system completed, but not backfilled (drains to be under water test)
- c) Final inspection on completion of the whole system prior to occupation.

Please contact the Environmental Health Section of Council on (08) 8555 7000 to arrange for these inspections.

Should clarification be required on any of the above provisions, please contact me, on the above telephone number.

Approved by:

Kim Vivian

Environmental Health Officer, operating under delegated authority under the Public and Environmental Health (Waste Control) Regulations for and on behalf of the Alexandrina Council.

Dated 23rd July 2003

DATED

2001

BETWEEN:

ALEXANDRINA COUNCIL

of the one part

AND

ROCKS SA PTY LTD (A.C.N. 074 538 640)

AND

SCOTT GLEN STONE

AND

HANNAH EDELE TRUELOVE

AND

GARY DAVID STEWART

AND

DONNA MAREE STEWART

of the other part

**LAND MANAGEMENT AGREEMENT
BY DEED**

NORMAN WATERHOUSE

Lawyers

Level 15

45 Pirie Street

ADELAIDE SA 5000

Telephone: 8210 1200

- 1.4 The requirements of this Deed are at all times to be construed as additional to the requirements of the Act and any other legislation affecting the Land.

2. OWNER'S OBLIGATIONS

The Owner hereby agrees that:

- 2.1 All telecommunications and electricity supply services to the Land shall be provided underground.
- 2.2 No additional allotments shall be created by the further division of the Land comprising Lots 1 – 23 inclusive and an allotment comprising pieces 24 and 25 as depicted on the Plan of Division pursuant the provisions of the Development Act 1993, unless such further division of the Land complies with the Objectives and Principles of the Development Plan applying to the Land and in force at the time that the Owner contemplates such further division of the Land, provided that the provisions of this clause shall not prohibit the minor adjustment of the boundaries of Lots 14 and 19 as depicted on the Plan of Division where that adjustment has no significant effect on the size, appearance and shape of those allotments.
- 2.3 Any development of Lots 15 to 19 inclusive as depicted on the Plan of Division shall conserve the amenity of views from Nangkita Road.
- 2.4 The Owner shall not erect or cause or permit to be erected or suffer to remain on the Land any fence along the boundaries of any allotments depicted on the Plan of Division except for a fence which is of an open see-through cyclone wire type of construction with two horizontal strands of wire running between the fence posts (hereinafter called “the Open Fence”) of the said fence AND subject to the said exception relating to the Open Fence, the Owner shall not erect or cause or permit to be erected or suffer to remain on the Land any fence without the prior consent in writing of the Council given pursuant to this Deed which consent shall not be unreasonably withheld.
- 2.5 The Owner shall only use building materials on or about the Land that are sound and of good quality.
- 2.6 The Owner shall at all times maintain the Land, including dwellings, out buildings and appurtenances such as sheds, garages, water tanks, carports, fences or things of a similar nature, in good order and repair to the reasonable satisfaction of the Council.
- 2.7 The Owner shall not erect any building which exceeds a height of eight (8) metres, measured from natural ground level to the highest point of the roof, on Lots 1 to 18 inclusive and Lot 23 as depicted on the Plan of Division.
- 2.8 No waste disposal unit shall be established on the Land without the prior written approval of the Council.
- 2.9 The Owners shall ensure that Lots 1 to 18 inclusive and Lot 23 as depicted of the Plan of Division are managed and maintained to the reasonable satisfaction of the Council such that:-

- 2.9.1 the soil is properly conserved;
 - 2.9.2 erosion is reduced or controlled;
 - 2.9.3 there is no degradation of any ground or underground water;
 - 2.9.4 where necessary suitable pastures are planted and maintained.
- 2.10 The Owner shall not develop any of Lots 1 – 4, 6 – 7, 10 – 16 (inclusive) and Lot 18 as depicted on the Plan of Division or permit same to be developed for the purpose of keeping or breeding of dogs or other animals unless the Council is satisfied that such use will not detrimentally effect the amenity of the locality; **PROVIDED HOWEVER** the Owner of those Lots 1 – 4, 6 – 7, 10 – 16 (inclusive) and Lot 18 as depicted on the Plan of Division may keep on each of such lots one dog and in addition one animal of any species.
- 2.11 The Owner shall not cause, suffer or permit horses to be kept on Lots 1, 2, 3, 4, 6, 7, 10, 11, 12 and 13 as depicted on the Plan of Division without the prior written approval of the Council.
- 2.12 The Owner shall not cause, suffer or permit to be erected or remain on the Land any transportable dwelling, or any dwelling with the appearance of a transportable dwelling, without the consent in writing of the Council.
- 2.13 Any kennels erected or placed on Lots 1-4, 6-7, 10-16 (inclusive) and Lot 18 as depicted on the Plan of Division, shall be designed and sited so as to minimise the transmission of noise.
- 2.14 The Owner shall not develop any of Lots 1-4, 6-7, 10-16 (inclusive) and Lot 18 or permit the same to be developed for any of the purposes or uses set out in the First Schedule hereto so long as such uses are non-complying kinds of development (as that term is understood by the provisions of the Development Act, 1993) within the Zone (in which the Land is located) at the time such development is contemplated.
- 2.15 The Owner shall take all reasonable measures to prevent and inhibit the outbreak of fire on the Land and to control the escape of fire from the Land and (without limiting the generality of the foregoing) the Owner shall ensure that no vegetation which is likely to be hazardous in a fire is permitted to grow within four (4) metres of any part of a dwelling on the Land.
- 2.16 The Owner shall ensure that on each allotment, as depicted on the Plan of Division, when a dwelling is constructed thereon there is maintained a store of twenty thousand (20,000) litres of water for fire fighting purposes.
- 2.17 This Deed does not in any way limit the Owners ability to use or develop the Land for agricultural purposes subject to obtaining any necessary consents under the Act.

THIS DEED is made the

6

day of

June

2001

BETWEEN: **ALEXANDRINA COUNCIL** of Cadell Street, Goolwa SA 5214 (hereinafter with its successors and assigns called "the Council") of the one part

AND: **ROCKS SA PTY LTD** ACN 074 538 640 of 170 Greenhill Road, Parkside SA 5063 and **SCOTT GLEN STONE** and **HANNAH EDELE TRUELOVE** both of PO Box 540, Mount Compass SA 5210 and **GARY DAVID STEWART** and **DONNA MAREE STEWART** both of 12 Young Street, Moulamein NSW 2733 (hereinafter together with their executors, administrators, successors and assigns as the case may be called "the Owner") of the other part

COMMISSIONER OF STATE TAXATION
S.A. STAMP DUTY PAID \$10.00
ORIGINAL STAMPED COPY (2 of 2)
SA POL 01 09:37:13 FL18942-1
DEED

RECITALS:

- A. Rocks SA Pty Ltd is the proprietor of an estate in fee simple in the whole of the land comprised in Certificates of Title Register Book VOLUME 5762 FOLIOS 637 to 647 and 649 and VOLUME 5762 FOLIOS 651 to 660 (described as Lots 1- 13, 15 - 23 inclusive and an allotment comprising pieces 24 and 25);
- B. Scott Glen Stone and Hannah Edele Truelove are the proprietors of an estate in fee simple in the whole of the land comprised in Certificate of Title Register Book Volume 5788 Folio 488 (described as Lot 14) (hereinafter together with Lots 1-13, 15-23 inclusive and an allotment comprising pieces 24 and 25 called "the Land");
- C. Gary David Stewart and Donna Maree Stewart are the proprietors of an estate in fee simple in the whole of the land described in Certificate of Title Register Book Volume 5762 Folio 648 (described as Lot 12) (hereinafter together with Lots 1-11, 13-23 inclusive and an allotment comprising pieces 24 and 25 called "the Land");
- D. By a Development Application numbered 454/D052/88 (hereinafter called "the Application") consent was granted to divide the Land in accordance with the first Plan of Division annexed hereto and marked with the letter "A";
- E. A Land Management Agreement (No. 8217782) was noted against Certificate of Title Register Book VOLUME 3810 FOLIO 82 on 12 December 1996 (hereinafter called "the first Land Management Agreement");
- F. By Development Application numbered 455/D003/00 consent was sought pursuant to the provisions of the Development Act 1993 (hereinafter called "the Act") to divide the land the subject of Development Application 454/D052/88 by the realignment of the boundaries of the Land in accordance with the Plan of Division annexed hereto and marked with the letter "B" (hereinafter called "the Plan of Division");
- G. Pursuant to the provisions of Section 57(2) of the Act the owner has agreed with the Council to enter into this Deed relating to the management, preservation and conservation of the Land subject to the terms and conditions herein mentioned.

NOW THIS DEED WITNESSES as follows:

1. INTERPRETATION

- 1.1 The parties acknowledge that the matters recited above are true and accurate and agree that they shall form part of the terms of this Deed.
- 1.2 In the interpretation of this Deed unless the context shall otherwise require or admit:
 - 1.2.1 Words and phrases used in this Deed which are defined in the Development Act 1993 or in the Regulations made under the Act shall have the meanings ascribed to them by the Act or the Regulations as the case may be;
 - 1.2.2 References to any statute or subordinate legislation shall include all statutes and subordinate legislation amending consolidating or replacing the statute or subordinate legislation referred to;
 - 1.2.3 The term "the Owner" where the Owner is a company includes its successors, assigns and transferees and where the Owner is a person, includes his heirs, executors, administrators and transferees and where the Owner consists of more than one person or company the term includes each and every one or more of such persons or companies jointly and each of them severally and their respective successors, assigns, heirs, executors, administrators and transferees of the companies or persons being registered or entitled to be registered as the proprietor of an estate in fee simple to the Land or to each and every one of all separate allotments into which the Land may be divided after the date of this Deed subject however to such encumbrances, liens and interests as are registered and notified by memoranda endorsed on the Certificate of Title thereof;
 - 1.2.4 The term "person" shall include a corporate body;
 - 1.2.5 The term "the Land" shall include any part or parts of the Land;
 - 1.2.6 Any term which is defined in the statement of the names and descriptions of the parties or in the Recitals shall have the meaning there defined;
 - 1.2.7 Words importing the singular number or plural number shall be deemed to include the plural number and the singular number respectively;
 - 1.2.8 Words importing any gender shall include every gender;
 - 1.2.9 Where two or more persons are bound hereunder to observe or perform any obligation or agreement whether express or implied then they shall be bound jointly and each of them severally.
- 1.3 Clause headings are provided for reference purposes only and shall not be resorted to in the interpretation of this Deed.

- 5.2.1 that the terms of this Deed shall bind them with respect to the matters contained herein in substitution for the terms of the first Land Management Agreement, which first Land Management is hereby rescinded.
 - 5.2.2 that this Deed constitutes the entire undertaking between the parties concerning the subject matter thereof and supersedes all prior or contemporaneous written or oral understandings, agreements or representations in respect of the subject hereof including in particular the first Land Management Agreement; and
 - 5.2.3 that they will execute such document or documents and do such acts and things as maybe necessary to have memorials of the recision of the first Land Management Agreement entered on the Certificate of Title for the Land and the reasonable costs of and incidental to the preparation, stamping and registration of the Deed of Recision shall be borne by Rocks SA Pty Ltd.
- 5.3 The Council may waive compliance by the Owner with the whole or any part of the obligations on the Owner's part herein contained provided that no such waiver shall be effective unless expressed in writing and signed by the Council.

6. NOTICES

Notice shall for the purposes of this Deed be properly served on the Owner if it is:

- 6.1 posted to the Owner's last address known to the Council; or
- 6.2 affixed in a prominent position on the Land.

7. COSTS

Rocks SA Pty Ltd hereby indemnifies the Council and agrees to keep it forever indemnified in respect of the whole of its costs and expenses (including without limitation reasonable legal costs and expenses) of and incidental to the negotiation preparation stamping and registration of this Deed.

8. REGISTRATION OF THIS DEED

Each party shall do and execute all such acts documents and things as shall be necessary to ensure that as soon as is possible after the execution of this Deed by all necessary parties this Deed is registered and a memorial thereof entered on the Certificate of Title for the Land pursuant to the provisions of Section 57(5) of the Act in priority to any other registrable interest in the Land save and except for the estate and interest of the Owner therein.

9. GOVERNING LAW

The law governing the interpretation and implementation of the provisions of this Deed shall be the law of South Australia.

3. RESTRICTION ON LEASING AND OTHER DEALINGS

The Owner shall not grant any lease licence easement or other right of any nature whatsoever which may give any person the right to possession or control of or entry on to the Land which right would enable such person to breach any of the obligations imposed on the Owner by this Deed unless such grant:

- 3.1 is expressed in writing;
- 3.2 is made with the previous written consent of the Council; and
- 3.3 contains as an essential term a covenant by the grantee not to do or omit to do (or suffer or permit any other person to do or omit to do) any act matter or thing which would constitute a breach by the Owner of the Owner's obligations under this Deed.

4. COUNCIL'S POWERS OF ENTRY, ETC


- 4.1 The Council and any employee or agent of the Council authorised by the Council may at any reasonable time enter the Land for the purpose of:
 - 4.1.1 inspecting the Land and any building or structure thereupon;
 - 4.1.2 exercising any other powers of the Council under this Deed or pursuant to law.
- 4.2 If the Owner is in breach of any provision of this Deed, the Council may, by notice in writing served on the Owner, specify the nature of the breach and require the Owner to remedy the breach within such time as may be nominated by the Council in the notice (being not less than twenty eight (28) days from the date of service of the notice) and if the Owner fails so to remedy the breach, the Council or its servants or agents may carry out the requirements of the notice and in doing so may enter and perform any necessary works upon the Land and recover any costs thereby incurred from the Owner.
- 4.3 If in a notice referred to in Clause 4.2 the Council requires the removal of the building or structure from the Land the Council and its servants or agents are hereby authorised and empowered by the Owner to enter and remove the building or structure from the Land and to dispose of it in any manner determined by the Council provided that if the building or structure shall have any monetary value then the Council shall use its best endeavours to realise that monetary value and shall after the disposal account to the Owner and pay to him the realised value less all expenses incurred.
- 4.4 The Council may delegate any of its powers under this Deed to any person.

5. VARIATION AND WAIVER

- 5.1 This Deed may not be varied except by a Supplementary Deed signed by the Council and the Owner.
- 5.2 The parties to this Deed agree:-

SIGNED by the said HANNAH
EDELE TRUELOVE
in the presence of:

) Hannah True Love
)
)
)


BENJAMIN ROY DONNITTE

MARSHA CAROLINE TAUBER, DANIEL CHAMBON AND REGINA CZARNY
being persons with a legal interest in those portions of the Land comprised in Certificates of
Title Register Book VOLUME 5762 FOLIOS 637 to 649 and VOLUME 5762 FOLIOS 651
to 660 by registered Mortgage No. 8459142 HEREBY CONSENTS to the Owner entering
into this Deed.

SIGNED by the said MARSHA
CAROLINE TAUBER in the
presence of:

)
)
)
)

SIGNED by the said DANIEL
CHAMBON in the presence of:

)
)
)
)

SIGNED by the said REGINA
CZARNY in the presence of:

)
)
)
)

10. GENERAL PROVISIONS

- 10.1 If any provision of this Deed shall be found by a court of competent jurisdiction to be invalid or unenforceable in law THEN and in such case the parties hereby request and direct such court to sever such provision from this Deed.
- 10.2 This Deed contains the whole agreement between the parties in respect of the matters referred to herein.

EXECUTED as a deed

THE COMMON SEAL of)
ALEXANDRINA COUNCIL was)
hereunto affixed in the presence of:)



..... BK Morgan Mayor

..... [Signature] Chief Executive Officer

THE COMMON SEAL of ROCKS SA PTY)
LTD was hereunto affixed in the presence of:)
)

..... Director

..... Secretary

SIGNED by the said SCOTT GLEN)
STONE)
in the presence of:)

..... [Signature]
BENJAMIN ROY DOWNTHORNE

[Signature]
[Signature]

FIRST SCHEDULE

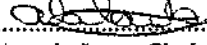
1. Bank
2. Consulting Room
3. Hotel
4. Junk Yard
5. Motel
6. Motor Show Room
7. Motor Repair Station
8. Office
9. Petrol Filling Station
10. Residential Flat Building
11. Road Transport Terminal
12. Row Dwelling
13. Semi Detached Dwelling
14. Shop
15. Used Car Lot
16. Warehouse

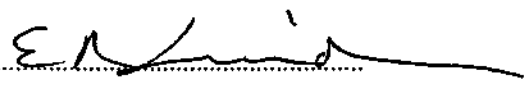
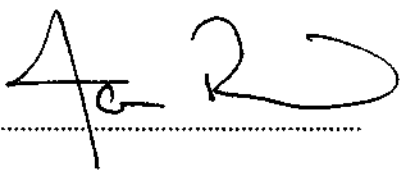
DISTRIBUTION LESSOR CORPORATION being a person with a legal interest in those portions of the Land comprised in Certificates of Title Register Book VOLUME 5762 FOLIOS 637 to 649 and VOLUME 5762 FOLIOS 651 to 660 by Registered Easement No. T3056915, and the easements over those portions of the Land marked E(T/F) and F pursuant to Section 223(3) of the Real Property Act 1886 and o **HEREBY CONSENTS** to the Owner entering into this Deed.

DISTRIBUTION LESSOR CORPORATION accepts this agreement and **CKI UTILITIES DEVELOPMENT LTD** ABN 65 090 718 880 **HEI UTILITIES DEVELOPMENT LTD** ABN 82 090 718 951 **CKI UTILITIES HOLDINGS LTD** ABN 54 091 142 380 **HEI UTILITIES HOLDINGS LTD** ABN 50 091 142 362 and **CKI/HEI UTILITIES DISTRIBUTION LTD** ABN 19 091 143 038 each incorporated in Malaysia all of 1 Anzac Highway Keswick SA 5035 ("ETSA Lessees") as the lessees pursuant to Lease no. 8890000 **CONSENT** to the agreement

SIGNED in my presence by)
DISTRIBUTION LESSOR CORPORATION)
by its attorneys pursuant to Power of Attorney No.)
8895055 AND by the Attorneys of each of the)
ETSA Lessees)
CKI UTILITIES DEVELOPMENT LIMITED)
ABN 65 090 718 880 Pursuant to)
Power of Attorney No. 8857195)
HEI UTILITIES DEVELOPMENT LIMITED)
ABN 82 090 718 951 Pursuant to)
Power of Attorney No. 8857196)
CKI UTILITIES HOLDINGS LIMITED)
ABN 54 091 142 380 Pursuant to)
Power of Attorney No. 8857197)
HEI UTILITIES HOLDINGS LIMITED)
ABN 50 091 142 362 Pursuant to)
Power of Attorney No. 8857198)
CKI/HEI UTILITIES DISTRIBUTION)
LIMITED ABN 19 091 143 038)
Pursuant to Power of Attorney No. 8857199)

ERIC RODNEY LINDNER)
who certifies that he is the)
COMPANY SECRETARY of)
Utilities Management Pty Ltd ABN 25 090 664 878)
and)
IAN MITCHELL READ)
who certifies that he is the)
Acting **MANAGER PROPERTY SERVICES** of)
Utilities Management Pty Ltd ABN 25 090 664 878)
both of 1 Anzac Highway Keswick SA 5035)
who are personally known to me)

Signature of Witness: )
Angela Jayne Clark)
1 Anzac Highway Keswick 5035)
ph: 8404 5897)

Witness

~~Power of Attorney no. 8543977~~

Daytime Telephone 03 781 7477

Witness

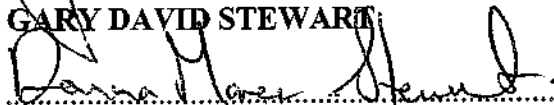
Power of Attorney no. 8747023

Daytime Telephone 0312071114

The Owner **HEREBY CERTIFIES** pursuant to Section 57(4) of the Development Act 1993 that no other person has a legal interest in the Land.



.....
GARY DAVID STEWART




.....
DONNA MAREE STEWART

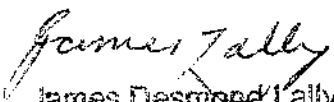
101

FIRST LEGAL SECURITIES LIMITED being a person with a legal interest in those portions of the Land comprised in Certificates of Title Register Book VOLUME 5762 FOLIOS 637 to 649 and VOLUME 5762 FOLIOS 651 to 660 by registered Mortgage No. 8575530 **HEREBY CONSENTS** to the Owner entering into this Deed.

Director

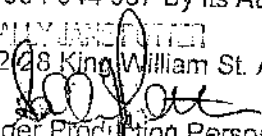

Stuart Edward Lowe

Secretary


James Desmond Lally



NATIONAL AUSTRALIA BANK LIMITED being a person with a legal interest in those portions of the Land comprised in Certificates of Title Register Book VOLUME 5762 FOLIOS 637 to 649 and VOLUME 5762 FOLIOS 651 to 660 by registered Mortgage No. 8903044 **HEREBY CONSENTS** to the Owner entering into this Deed.

NATIONAL AUSTRALIA BANK LTD
ACN 004 044 937 By its Attorney
SALLY JENNIFER
OF 22/28 King William St ADELAIDE

Manager Production Personal
In the State of South Australia
P/A No. 7075481

In the presence of:

Alan Jeffrey Rawlings
22 King William St Adelaide 5000


The Owner **HEREBY CERTIFIES** pursuant to Section 57(4) of the Development Act 1993 that no other person has a legal interest in the Land.

.....
ROCKS SA PTY LTD

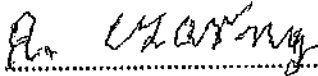
.....
SCOTT GLEN STONE

.....
HANNAH EDELE TRUELOVE

EXECUTION BY ROCKS SA PTY LTD

SIGNED for)
ROCKS SA PTY LTD)
by its Attorney REGINA CZARNY)
of C/- Meerkin & Apel 46 Caroline Street)
South Yarra VIC 3141)
in the presence of:)

ROCKS SA PTY LTD
by its Attorney


Power of Attorney no. 8786782

.....
Witness

.....
LEON GRAYFENBERG, F.Inst. L. Ex.
Full Name (Please PRINT) South Yarra 3141
46 Caroline St
A Fellow of the Institute of Legal Executives
(Vic.) holding a current Certificate.

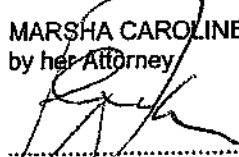
.....
Address

Daytime Telephone 0798674911

CONSENT BY MORTGAGEES

SIGNED for)
MARSHA CAROLINE TAUBER)
by her Attorney GEOFFREY MICHAEL)
TAUBER of 439 Wattletree Road,)
East Malvern VIC 3144)
in the presence of:)

MARSHA CAROLINE TAUBER
by her Attorney


Power of Attorney no. 8150085

.....
Witness

.....
LEON GRAYFENBERG, F.Inst. L. Ex.
Full Name (Please PRINT) 46 Caroline St South Yarra 3141
A Fellow of the Institute of Legal Executives
(Vic.) holding a current Certificate.

.....
Address

Daytime Telephone 0798674911

SIGNED by the said **GARY DAVID STEWART** in the presence of:

Sharrington

)
)
) *Gary David Stewart*
)

SIGNED by the said **DONNA MAREE STEWART** in the presence of:

Sharrington

)
)
) *Donna Maree Stewart*
)

REVISIONS TO
ATTACHMENT A TO FORM 3
DEVELOPMENT NUMBER 454/D052/88

1. Drainage Reserves, Easements for Drainage and Electricity Supply -
 - (a) The requirements of the Electricity Trust of South Australia with respect to the provision of easements are to be met.
 - (b) Drainage easements may be required to accommodate overland water flow through allotments as necessary.
2. Roads and Access to Land -
 - (a) Reserve Width 20 m
 - (b) Road Widths
 - (i) General
Seal 5.5 m
Formation 8.5 m
(see typical section attached)
 - (ii) Cul-de-sac End
Seal 11 m radius
Formation 12.5 m radius
 - (iii) Provide curve widening to the inside of the curve on Willowburn Drive to Austroads standards.
 - (c) Minimum Stopping Site Distance
Suitable for 60 k.p.h. design speed
 - (d) Longitudinal Grades
 - . Minimum 0.5%
 - . Maximum 12%
 - (e) Crossfalls
 - . 1:30
 - . Provide superelevation (cant) on all horizontal curves.

/cont.

2. Roads and Access to Land - cont.

(f) Pavement design -

- . to be based on CBR testing of insitu subgrade soils and traffic equivalent to 2 x 10 E.S.A.
- . 250 mm total thickness. Allow for variation if ordered by Council during construction.
- . minimum base thickness 125 mm.
- . all materials to comply with Department of Road Transport standard specifications:-
 - base - PM32
 - sub-base - PM21
- . Certificate of compliance to be presented.
- . Compaction standards:-
 - . earthworks and subgrade - 95% maximum standard compaction (AS 1289 E 1.1)
 - . sub-base - 95% maximum modified compaction (AS 1289 E 2.1)
 - . base - 98% maximum modified compaction (AS 1289 E 2.1)

In addition, all materials must be compacted at a moisture content within 2% of the optimum moisture content.

Council must be given the opportunity to have personnel on site during all compaction testing. All testing to be carried out by N.A.T.A. registered laboratories.

One compaction test shall be carried out per 100 metres or road length, on each pavement course and on the subgrade. Fill embankments in excess of 0.5 m high shall be compaction tested as the filling progresses.

(g) Seal

The bitumen surface shall comprise:-

- . a prime coat (AMCO), which shall cure for at least three days prior to the application of,
- . a two coat spray seal (14mm and 7mm cover aggregate).

/Cont.

2. Roads and Access to Land - cont.

The design of the seal shall be more rich in bitumen than is normal to allow for the fact that traffic levels will be very light for the first few years after construction. The design of the seal (ie spray and spread rates) shall be specifically approved by Council before the work is undertaken. Due account shall be undertaken of the Average Least Dimension of the two lots of screenings.

(h) Sub-surface drainage

. May be required after an inspection of the boxed out subgrade.

. To be to Council's approval.

(i) Property Access Points

Each allotment shall be provided with an all weather gravel access from the road shoulder across any table drains etc.
Refer also Section 3.0.

(j) Road Edge Guide Posts

To be provided in accordance with AS 1742, and at all culverts, property access points etc.

(k) The design of the intersection of Compass Crescent and the Main Adelaide-Victor Harbor Road shall be approved by the Department of Road Transport.

(l) The design of the intersection on Willowburn Drive (to the north of Lot 16) shall be to the satisfaction of Council.

3. Drainage

(a) Cross road drainage and pipes/culverts beneath property access points shall be designed for a 50 year recurrence interval. Design shall also be based on the Bureau of Meteorology IFD curves for Mount Compass.

(b) Minimum pipe/culvert diameter/height : 375 mm.

(c) Due consideration shall be given to traffic and soil loadings when selecting pipe class.

(d) All pipe/culvert ends shall be provided with a concrete end wall and apron. Pipes/culverts of diameter or height greater than 0.6 metres shall also be provided with wing walls.

(e) Provide all necessary earthworks for pipe inlets, blocks, outlet drains etc. Provide protection against local scouring (e.g. gabions).

/Cont.

- (f) All table drains steeper than 0.5% shall be provided with approved, appropriate scour control measures, having due regard for soil type, anticipated flows etc. (e.g. scour check weirs of dumped rock, logs or gabions).

4. Electricity Supply

- (a) The applicant shall make all necessary arrangements with the Electricity Trust of South Australia for the provision of an underground reticulation system incorporating a service to each allotment.
- (b) The applicant shall make all necessary arrangements with the Electricity Trust of South Australia for the provision of the following street lighting:-
 - (i) Adelaide Road/Compass Crescent intersection
 - 100 watt H.P.S. on 10.5 m column.
 - (ii) Compass Crescent (east end)
 - 18 watt H.P.S. on 9 m column.
 - (iii) Willowburn Drive (adj Lot 16)
 - 18 watt H.P.S. on 9 m column.
 - (iv) Willowburn Drive (at elbow)
 - 18 watt H.P.S. on 9 m column.
 - (v) Willowburn Drive (east end)
 - 18 watt H.P.S. on 9 m column.

DISTRICT COUNCIL OF PORT ELLIOT & GOOLWA

WILLOWBURN DRIVE - WIDENING

Nangkita Road to northern alignment of Lots 13 & 14

PRELIMINARY ESTIMATE OF COST

Length: 350m
Seal Width: 4.0m nominal (plus curve widening)
Shoulders: 2.0m wide each

(Reference: Amended Plan 22.3.90)

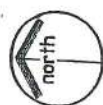
ITEM DESCRIPTION	QTY	UNIT	RATE \$	AMOUNT \$
1. Provision for traffic	Item	-	-	450
2. Location & protection of existing services	Item	-	-	250
3. Clearing & de-grassing including disposal	Item	-	-	600
4. Existing pipe 1050mm dia:-				
- Supply extension sections	4.88	m	185	903
- Lay extension each side	4.88	m	120	586
- Construct new end walls	6.2	m3	560	3,472
- Install concrete aprons each end	9	m ²	30	270
- Earthworks to inlet & outlet	30	m3	15	450
- Alteration to Telecom cable	Item	-	-	800 (nom)
5. Existing bridge structure - widening:-				
- Extend foundation & aprons	Item	-	-	2,000
- Extend abutments & wing walls	Item	-	-	1,400
- Supply & install girders	2	No	800	1,600
- Concrete deck widening including kerbs	3.2	m3	750	2,400
- Guardrail panels on approaches	16	m	70	1,120
- Remove & replace hand railing	Item	-	-	200
- Earthworks to inlets & outlets	30	m3	15	450
6. Re-form intersection with Nangkita Road	Item	-	-	250
7. Formation widening (earthworks) ch 0 - 140m	280	m3	12.00	3,360
8. Earthworks ch 140 - 350m	120	m3	8.00	960

- remove & replace hand railing | Item | - | - | 200
- Earthworks to inlets & outlets | 30 | m³ | 15 | 450

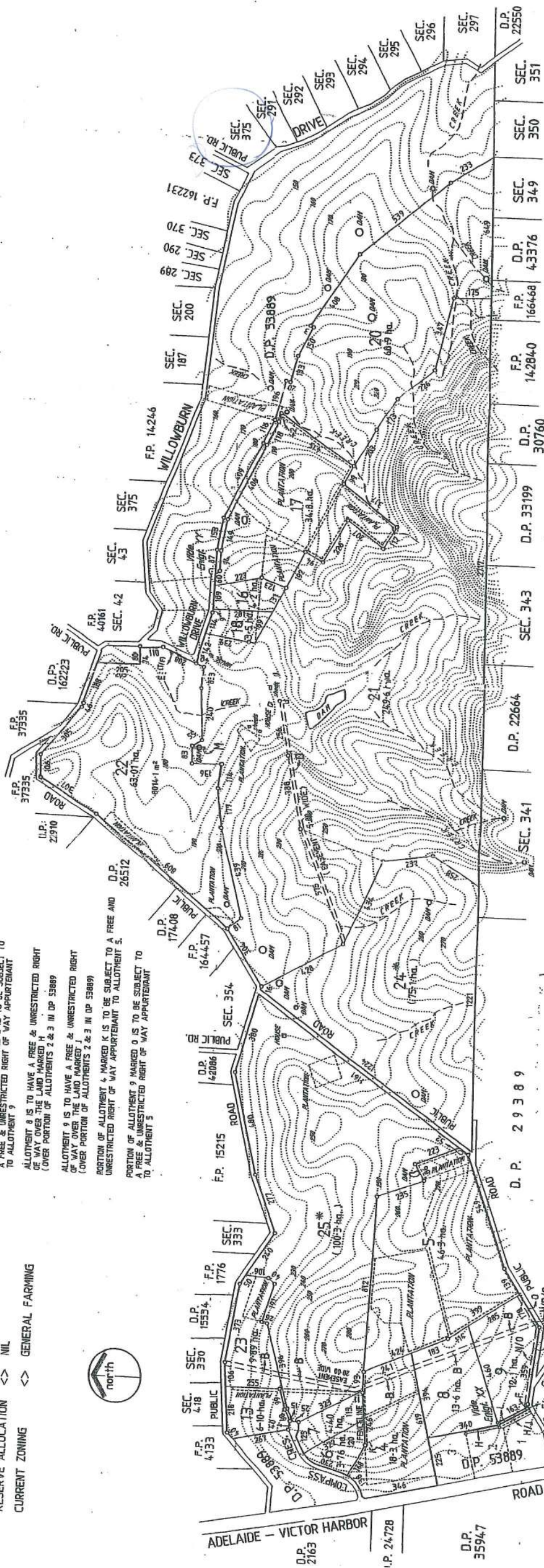
...2..

ITEM DESCRIPTION	QTY	UNIT	RATE \$	AMOUNT \$
9. Remove existing fences and re-erect on correct alignment	240	m	3.00	720
10. Form turnouts	2	No.	150	300
11. Sub-base 125mm thick rubble (9m nominal width)	394	m3	32	12,600
12. Base - 125mm thick 20mm F.C.R. (5m nominal width)	218	m3	45	9,844
13. Selected shoulder material (100 thick)	140	m3	32	4,480
14. Bitumen surfacing (2 coat spray seal 14/7mm cover aggregate)	1750	m ²	2.90	5,075
15. Road edge guide posts	18	No.	20	360
Sub Total.....				\$54,900
Surveys	Est.			1,200
Design	Est. 6%			3,290
Construction				1,650
Management	Est. 3%			
Quality Control				1,000
Testing	Est.			1,130
Contingency Allowance	Est. 2%			
Total.....				\$63,170

- remove & replace from many
- Earthworks to inlets & outlets | 30 | m² | 10 | 200

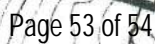


- 1 DATUM FOR LEVELS — AUSTRALIAN HEIGHT DATUM
CONTOURS COPIED FROM DEPT. OF LANDS MAP NO 6627-32 & 39
- 2 ALL DATA IS APPROX. ONLY & SUBJECT TO FINAL
CALCULATIONS & SURVEY
- 3 ○ NEW PERMANENT MARKS TO BE CREATED
- 4 CONTOUR INTERVAL — 5 metres
- 5 BUILDINGS, DAMS & CREEKS COPIED FROM AERIAL
PHOTO SURVEY NO 3203 (Photos 139 & 140)
DATED 5th FEBRUARY 1995
- 6 PINE PLANTATIONS PLOTTED ACCURATELY FROM GPS SURVEY



VESKA & LOHMEYER PTY. LTD.
SURVEYING CONSULTANTS
A/Ct 607 839 410
20 STEPHEN STREET - MOUNT BARKER 5251
Phone 8398 3050 Facsimile 8398 3650

DATE	13/01/2k	FIELD	RA	DRAWN	FVC
REFERENCE No	98	07/4		REV	00



Alexandrina Council

Swimming Pool Safety



Requirements on Sale of Property

Pools approved, constructed or installed before 1 st July 1993:

Safety barriers must be brought into line with the requirements of Ministerial Building Standard – MBS 004 - Swimming Pool Safety – designated safety features for pools built before 1 July 1993

Pools approved, constructed or installed from 1 st July 1993 to the present:

Safety barriers must comply with the rules in place when the pool was approved.

- From 1 st July 1993 to 1 st December 2010 child resistant doorsets were permitted doors opening into a pool enclosure were required to be self-closing and self-latching with the latch at least 1500mm above the floor windows opening into a pool enclosure were required to be protected by a security screen or the opening width restricted to a maximum of 100mm
- From 2 nd December 2010 child resistant door sets were not permitted a fence was required between any doorway from the house and the pool windows opening into a pool enclosure were required to be protected by a security screen or the opening width restricted to a maximum of 100mm

Safety Fence Inspections

If you have a property for sale that has a swimming pool, it is your responsibility to ensure the pool safety barrier is compliant with Ministerial Building Standard-MBS 004 and the legislation at the time of approval. It is recommended that you should have the pool safety barrier checked by a consultant specializing in pool fencing well before the property transfer is settled. This will allow time to upgrade anything that is deficient or not complying before the settlement date.

Please Note: Alexandrina Council does not undertake such inspections.

For further details log onto the State Government website:

<https://www.sa.gov.au/topics/housing/owning-a-property/keeping-your-property-safe/pool-and-spa-safety>

or contact the Building Team of Council on (08) 8555 7000

Property Interest Report

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

Title Reference	CT 5879/341	Reference No. 2659370
Registered Proprietors	P H & J R*BOND	Prepared 25/03/2025 11:43
Address of Property	31 COMPASS CRESCENT, MOUNT COMPASS, SA 5210	
Local Govt. Authority	ALEXANDRINA COUNCIL	
Local Govt. Address	PO BOX 21 GOOLWA SA 5214	

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

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

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

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

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

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

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

17. *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
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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. <i>Native Vegetation Act 1991</i>		
25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title
26. <i>Natural Resources Management Act 2004 (repealed)</i>		
26.1	section 97 - Notice to pay levy in respect of costs of regional NRM board	The regional landscape board has no record of any notice affecting this title
26.2	section 123 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
26.3	section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
26.4	section 135 - Condition (that remains in force) of a permit	The regional landscape board has no record of any notice affecting this title
26.5	section 181 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
26.6	section 183 - Notice to prepare an action plan for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
26.7	section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
26.8	section 187 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
26.9	section 193 - Protection order to secure compliance with specified provisions of the Act	The regional landscape board has no record of any order affecting this title
26.10	section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any order affecting this title
26.11	section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any authorisation affecting this title
27. <i>Outback Communities (Administration and Management) Act 2009</i>		
27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title

28. ***Phylloxera and Grape Industry Act 1995***

- 28.1 section 23(1) - Notice of contribution payable The Phylloxera and Grape Industry Board of South Australia has no vineyard registered against this title. However all properties with greater than 0.5 hectares of planted vines are required to be registered with the board

29. ***Planning, Development and Infrastructure Act 2016***

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- Code Amendment**
- Goolwa North - The Designated Entity, Ambo Pty Ltd, is proposing to rezone approx. 241 hectares of land between Alexandrina Rd and Byrnes Rd, Goolwa (the Affected Area) to accommodate a low density and low scale residential community. 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**
- Milang Local Heritage - proposal from Alexandrina council to provide appropriate recognition and protection of local heritage assets. For more information, visit the Code Amendments webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.
- Code Amendment**
- Lakeside Goolwa - Goolwa Tourist Resort Pty Ltd are proposing to rezone land located to the north and east of the existing Lakeside Goolwa Residential Park to facilitate future expansion. For more information, visit the Code Amendments webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.
- Code Amendment**
- Lot 485 Randell Road Hindmarsh Island - seeks to rezone approximately 9.4 hectares of land from the Rural Living Zone to the Rural Neighbourhood Zone to facilitate very low-density residential development outcomes. For more information, visit the Code Amendments webpage on the SA Planning Portal

https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.

Code Amendment

76 Kessell Road Goolwa - Seeks to facilitate the future development of this site, as an expansion of the adjoining Discovery Parks caravan park located at 40 Kessell Road. The intention is for 76 Kessell Road to be rezoned Caravan and Tourist Park, to align with the existing caravan park. For more information, visit the Code Amendments webpage on the SA Planning Portal
https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.

Code Amendment

Future Living - seeks to enhance housing diversity by providing housing options for smaller household types, and responding to the ageing demographics of the state's population by providing greater opportunities for ageing in place. For more information, visit the Code Amendments webpage on the SA Planning Portal
https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.

Code Amendment

Accommodation Diversity - The State Planning Commission is proposing refinements to policy to provide more flexibility in housing design to encourage housing choices to meet the needs of South Australians. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal:
https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800 752 664.

Code Amendment

Assessment Improvements - proposes a series of technical amendments to the Code informed through the experience of planning practitioners and other users to improve assessment outcomes. The Code Amendment forms part of the Government of South Australia's response to the Planning System Implementation Review; it will implement some of the recommendations of the Expert Panel that were supported by the Government. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal:
https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800 752 664.

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

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

29.10 section 198(1) - Requirement to vest land in a council or the Crown to be held as open space

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

also

Contact the Local Government Authority for other details that might apply

29.11 section 198(2) - Agreement to vest land in a council or the Crown to be held as open space

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

29.14 section 214(6), 214(10) or 222 - Enforcement order

Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

Plant Health in PIRSA has no record of any notice or order affecting this title

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

31.1 Part 3 - Notice

Public Health in DHW has no record of any notice or direction affecting this title

also

Contact the Local Government Authority for other details that might apply

31.2 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (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 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with)

Public Health in DHW has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

32.1 section 66 - Direction or requirement to avert

Public Health in DHW has no record of any direction or requirement affecting this title

spread of disease

32.2 section 92 - Notice

Public Health in DHW has no record of any notice affecting this title

also

Contact the Local Government Authority for other details that might apply

32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval

Public Health in DHW has no record of any condition affecting this title

also

Contact the Local Government Authority for other details that might apply

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

33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

34. *Water Industry Act 2012*

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

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

also

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

also

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

also

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

also

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

35. *Water Resources Act 1997 (repealed)*

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

DEW has no record of any condition affecting this title

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

DEW has no record of any notice affecting this title

36. *Other charges*

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

9113098



LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES
OF THE REAL PROPERTY ACT 1886

[Signature]
Solicitor/Registered Conveyance/Applicant

K.T. Beck ✓

Series No.	Prefix
2	AC

AGENT CODE

Lodged by: *RWPH*

Correction to: *Norman Waterhouse*
NWAM

BELOW THIS LINE FOR OFFICE USE ONLY

Date	8 JUN 2001	Time	11 40
FEES			
R.G.O.	POSTAGE	NEW C.T.	
84			

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

-
-
-
-
-

Assessor


PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

-
-
-

REGISTRATION FEE \$84.00
Lands Title 11:54 08/06/01 7768

CORRECTION	PASSED <i>[Signature]</i>
------------	------------------------------

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

REGISTERED 10/9/01
<i>Mark McNeil</i>  PRO REGISTRAR-GENERAL

ITEM(S)	AGENT CODE

TO: THE REGISTRAR GENERAL

ALEXANDRINA COUNCIL of Cadell Street, Goolwa SA 5214 HEREBY APPLIES pursuant to the provisions of Section 57(5) of the Development Act, 1993 for the noting of the attached Deed dated the 6th day of June 2001 and made between ALEXANDRINA COUNCIL aforesaid as the Council of the one part and ROCKS SA PTY LTD ACN 074 538 640 of 170 Greenhill Road, Parkside SA 5063 and SCOTT GLEN STONE and HANNAH EDELE TRUELOVE both of PO Box 540 Mount Compass SA 5210 and GARY DAVID STEWART and DONNA MAREE STEWART both of 12 Young Street Moulamein NSW 2733 together as the Owners of the other part as a Land Management Agreement pursuant to Section 57(2) of the said Act. The said Deed binds the whole of the land comprised in Certificates of Title Register Book VOLUME 5762 FOLIOS 637 to 649, VOLUME 5762 FOLIOS 651 to 660 and VOLUME 5788 FOLIO 448 and operates to control the management, preservation and conservation of the said land.

DATED the 6thday of June

2001

THE COMMON SEAL of ALEXANDRINA
COUNCIL was hereunto affixed in the presence of:



BK Moulamein
[Signature]

Mayor

Chief Executive Officer

The Owner HEREBY CONSENTS to the noting of the attached Land Management Deed.

THE COMMON SEAL of ROCKS SA PTY LTD
was hereunto affixed in the presence of:

Director

Secretary

SEE ANNEXURE

[Signature]

Signature of SCOTT GLEN STONE

[Signature]

Signature of HANNAH EDELE TRUELOVE

[Signature]

Signature of WITNESS - Signed in my presence by the Owner who is either personally known to me or has satisfied me as to his or her identity. A penalty of up to \$2,000 or six (6) months imprisonment applies for improper witnessing.

BENJAMIN ROY DONNITHORNE

Print Full Name of Witness (Block Letters)

21 ROPER STREET

ADELAIDE SA 5000

Print Full Address of Witness

8232 0855

Business Hours Telephone No

[Signature]

Signature of WITNESS - Signed in my presence by the Owner who is either personally known to me or has satisfied me as to his or her identity. A penalty of up to \$2,000 or six (6) months imprisonment applies for improper witnessing.

BENJAMIN ROY DONNITHORNE

Print Full Name of Witness (Block Letters)

21 ROPER STREET


ADELAIDE SA 5000

Print Full Address of Witness

8232 0855

Business Hours Telephone No


Signature of GARY DAVID STEWART

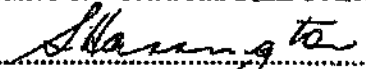

Signature of WITNESS Signed in my presence by the Owner who is either personally known to me or has satisfied me as to his or her identity. A penalty of up to \$2,000 or six (6) months imprisonment applies for improper witnessing.

SANDRA LYNETTE HARRINGTON
Print Full Name of Witness (Block Letters)

12 YOUNG STREET
MOULAMEIN 2733
Print Full Address of Witness

03 58 875 350
Business Hours Telephone No


Signature of DONNA MAREE STEWART


Signature of WITNESS Signed in my presence by the Owner who is either personally known to me or has satisfied me as to his or her identity. A penalty of up to \$2,000 or six (6) months imprisonment applies for improper witnessing.

SANDRA LYNETTE HARRINGTON
Print Full Name of Witness (Block Letters)

12 YOUNG STREET
MOULAMEIN 2733
Print Full Address of Witness

03 58 875 350
Business Hours Telephone No

To be completed by lodging party

ANNEXURE to APPLICATION TO NOTE LAND MANAGEMENT
AGREEMENT dated / / 2001over Certificates of Title Volume 5762 Folios 637 to 649, Volume 5762
Folios 651 to 660 and Volume 5788 Folio 448

NUMBER

Office use only

ANNEXURE A

OWNER'S CONSENT

SIGNED for ROCKS SA PTY LTD
by its Attorney
REGINA CZARNY
of C/- Meerkim & Apel 46 Caroline Street
South Yarra VIC 3141 in the
presence of:

ROCKS SA PTY LTD
by its Attorney:

R. Czarny
Power of Attorney 8786782

Witness Signature

Full name in block letters LEON GRYPENBERG, F.Inst. L. Ex.
46 Caroline St South Yarra 3141
A Fellow of the Institute of Legal Executives
(Vic.) holding a current Certificate.

Address

Daytime Phone

0398674911

THIS DEED is made the

day of

June

2001

BETWEEN: ALEXANDRINA COUNCIL of Cadell Street, Goolwa SA 5214 (hereinafter with its successors and assigns called "the Council") of the one part

AND: ROCKS SA PTY LTD ACN 074 538 640 of 170 Greenhill Road, Parkside SA 5063 and SCOTT GLEN STONE and HANNAH EDELE TRUELOVE both of PO Box 540, Mount Compass SA 5210 and GARY DAVID STEWART and DONNA MAREE STEWART both of 12 Young Street, Moulamein NSW 2733 (hereinafter together with their executors, administrators, successors and assigns as the case may be called "the Owner") of the other part.

COMMISSIONER OF STATE TAXATION
\$16.00
02/06/2001 09:36:46 FL18942.1
DEED

RECITALS:

- A. Rocks SA Pty Ltd is the proprietor of an estate in fee simple in the whole of the land comprised in Certificates of Title Register Book VOLUME 5762 FOLIOS 637 to 647 and 649 and VOLUME 5762 FOLIOS 651 to 660 (described as Lots 1- 13, 15 - 23 inclusive and an allotment comprising pieces 24 and 25);
- B. Scott Glen Stone and Hannah Edele Truelove are the proprietors of an estate in fee simple in the whole of the land comprised in Certificate of Title Register Book Volume 5788 Folio 488 (described as Lot 14) (hereinafter together with Lots 1-13, 15-23 inclusive and an allotment comprising pieces 24 and 25 called "the Land");
- C. Gary David Stewart and Donna Maree Stewart are the proprietors of an estate in fee simple in the whole of the land described in Certificate of Title Register Book Volume 5762 Folio 648 (described as Lot 12) (hereinafter together with Lots 1-11, 13-23 inclusive and an allotment comprising pieces 24 and 25 called "the Land");
- D. By a Development Application numbered 454/D052/88 (hereinafter called "the Application") consent was granted to divide the Land in accordance with the first Plan of Division annexed hereto and marked with the letter "A";
- E. A Land Management Agreement (No. 8217782) was noted against Certificate of Title Register Book VOLUME 3810 FOLIO 82 on 12 December 1996 (hereinafter called "the first Land Management Agreement");
- F. By Development Application numbered 455/D003/00 consent was sought pursuant to the provisions of the Development Act 1993 (hereinafter called "the Act") to divide the land the subject of Development Application 454/D052/88 by the realignment of the boundaries of the Land in accordance with the Plan of Division annexed hereto and marked with the letter "B" (hereinafter called "the Plan of Division");
- G. Pursuant to the provisions of Section 57(2) of the Act the owner has agreed with the Council to enter into this Deed relating to the management, preservation and conservation of the Land subject to the terms and conditions herein mentioned.

NOW THIS DEED WITNESSES as follows:

1. INTERPRETATION

- 1.1 The parties acknowledge that the matters recited above are true and accurate and agree that they shall form part of the terms of this Deed.
- 1.2 In the interpretation of this Deed unless the context shall otherwise require or admit:
 - 1.2.1 Words and phrases used in this Deed which are defined in the Development Act 1993 or in the Regulations made under the Act shall have the meanings ascribed to them by the Act or the Regulations as the case may be;
 - 1.2.2 References to any statute or subordinate legislation shall include all statutes and subordinate legislation amending consolidating or replacing the statute or subordinate legislation referred to;
 - 1.2.3 The term "the Owner" where the Owner is a company includes its successors, assigns and transferees and where the Owner is a person, includes his heirs, executors, administrators and transferees and where the Owner consists of more than one person or company the term includes each and every one or more of such persons or companies jointly and each of them severally and their respective successors, assigns, heirs, executors, administrators and transferees of the companies or persons being registered or entitled to be registered as the proprietor of an estate in fee simple to the Land or to each and every one of all separate allotments into which the Land may be divided after the date of this Deed subject however to such encumbrances, liens and interests as are registered and notified by memoranda endorsed on the Certificate of Title thereof;
 - 1.2.4 The term "person" shall include a corporate body;
 - 1.2.5 The term "the Land" shall include any part or parts of the Land;
 - 1.2.6 Any term which is defined in the statement of the names and descriptions of the parties or in the Recitals shall have the meaning there defined;
 - 1.2.7 Words importing the singular number or plural number shall be deemed to include the plural number and the singular number respectively;
 - 1.2.8 Words importing any gender shall include every gender;
 - 1.2.9 Where two or more persons are bound hereunder to observe or perform any obligation or agreement whether express or implied then they shall be bound jointly and each of them severally.
- 1.3 Clause headings are provided for reference purposes only and shall not be resorted to in the interpretation of this Deed.

- 1.4 The requirements of this Deed are at all times to be construed as additional to the requirements of the Act and any other legislation affecting the Land.

2. OWNER'S OBLIGATIONS

The Owner hereby agrees that:

- 2.1 All telecommunications and electricity supply services to the Land shall be provided underground.
- 2.2 No additional allotments shall be created by the further division of the Land comprising Lots 1 – 23 inclusive and an allotment comprising pieces 24 and 25 as depicted on the Plan of Division pursuant the provisions of the Development Act 1993, unless such further division of the Land complies with the Objectives and Principles of the Development Plan applying to the Land and in force at the time that the Owner contemplates such further division of the Land, provided that the provisions of this clause shall not prohibit the minor adjustment of the boundaries of Lots 14 and 19 as depicted on the Plan of Division where that adjustment has no significant effect on the size, appearance and shape of those allotments.
- 2.3 Any development of Lots 15 to 19 inclusive as depicted on the Plan of Division shall conserve the amenity of views from Nangkita Road.
- 2.4 The Owner shall not erect or cause or permit to be erected or suffer to remain on the Land any fence along the boundaries of any allotments depicted on the Plan of Division except for a fence which is of an open see-through cyclone wire type of construction with two horizontal strands of wire running between the fence posts (hereinafter called "the Open Fence") of the said fence AND subject to the said exception relating to the Open Fence, the Owner shall not erect or cause or permit to be erected or suffer to remain on the Land any fence without the prior consent in writing of the Council given pursuant to this Deed which consent shall not be unreasonably withheld.
- 2.5 The Owner shall only use building materials on or about the Land that are sound and of good quality.
- 2.6 The Owner shall at all times maintain the Land, including dwellings, out buildings and appurtenances such as sheds, garages, water tanks, carports, fences or things of a similar nature, in good order and repair to the reasonable satisfaction of the Council.
- 2.7 The Owner shall not erect any building which exceeds a height of eight (8) metres, measured from natural ground level to the highest point of the roof, on Lots 1 to 18 inclusive and Lot 23 as depicted on the Plan of Division.
- 2.8 No waste disposal unit shall be established on the Land without the prior written approval of the Council.
- 2.9 The Owners shall ensure that Lots 1 to 18 inclusive and Lot 23 as depicted of the Plan of Division are managed and maintained to the reasonable satisfaction of the Council such that:-

- 2.9.1 the soil is properly conserved;
 - 2.9.2 erosion is reduced or controlled;
 - 2.9.3 there is no degradation of any ground or underground water;
 - 2.9.4 where necessary suitable pastures are planted and maintained.
- 2.10 The Owner shall not develop any of Lots 1 – 4, 6 – 7, 10 – 16 (inclusive) and Lot 18 as depicted on the Plan of Division or permit same to be developed for the purpose of keeping or breeding of dogs or other animals unless the Council is satisfied that such use will not detrimentally effect the amenity of the locality; **PROVIDED HOWEVER** the Owner of those Lots 1 – 4, 6 – 7, 10 – 16 (inclusive) and Lot 18 as depicted on the Plan of Division may keep on each of such lots one dog and in addition one animal of any species.
- 2.11 The Owner shall not cause, suffer or permit horses to be kept on Lots 1, 2, 3, 4, 6, 7, 10, 11, 12 and 13 as depicted on the Plan of Division without the prior written approval of the Council.
- 2.12 The Owner shall not cause, suffer or permit to be erected or remain on the Land any transportable dwelling, or any dwelling with the appearance of a transportable dwelling, without the consent in writing of the Council.
- 2.13 Any kennels erected or placed on Lots 1-4, 6-7, 10-16 (inclusive) and Lot 18 as depicted on the Plan of Division, shall be designed and sited so as to minimise the transmission of noise.
- 2.14 The Owner shall not develop any of Lots 1-4, 6-7, 10-16 (inclusive) and Lot 18 or permit the same to be developed for any of the purposes or uses set out in the First Schedule hereto so long as such uses are non-complying kinds of development (as that term is understood by the provisions of the Development Act, 1993) within the Zone (in which the Land is located) at the time such development is contemplated.
- 2.15 The Owner shall take all reasonable measures to prevent and inhibit the outbreak of fire on the Land and to control the escape of fire from the Land and (without limiting the generality of the foregoing) the Owner shall ensure that no vegetation which is likely to be hazardous in a fire is permitted to grow within four (4) metres of any part of a dwelling on the Land.
- 2.16 The Owner shall ensure that on each allotment, as depicted on the Plan of Division, when a dwelling is constructed thereon there is maintained a store of twenty thousand (20,000) litres of water for fire fighting purposes.
- 2.17 This Deed does not in any way limit the Owners ability to use or develop the Land for agricultural purposes subject to obtaining any necessary consents under the Act.

3. RESTRICTION ON LEASING AND OTHER DEALINGS

The Owner shall not grant any lease licence easement or other right of any nature whatsoever which may give any person the right to possession or control of or entry on to the Land which right would enable such person to breach any of the obligations imposed on the Owner by this Deed unless such grant:

- 3.1 is expressed in writing;
- 3.2 is made with the previous written consent of the Council; and
- 3.3 contains as an essential term a covenant by the grantee not to do or omit to do (or suffer or permit any other person to do or omit to do) any act matter or thing which would constitute a breach by the Owner of the Owner's obligations under this Deed.

4. COUNCIL'S POWERS OF ENTRY, ETC

- 4.1 The Council and any employee or agent of the Council authorised by the Council may at any reasonable time enter the Land for the purpose of:
 - 4.1.1 inspecting the Land and any building or structure thereupon;
 - 4.1.2 exercising any other powers of the Council under this Deed or pursuant to law.
- 4.2 If the Owner is in breach of any provision of this Deed, the Council may, by notice in writing served on the Owner, specify the nature of the breach and require the Owner to remedy the breach within such time as may be nominated by the Council in the notice (being not less than twenty eight (28) days from the date of service of the notice) and if the Owner fails so to remedy the breach, the Council or its servants or agents may carry out the requirements of the notice and in doing so may enter and perform any necessary works upon the Land and recover any costs thereby incurred from the Owner.
- 4.3 If in a notice referred to in Clause 4.2 the Council requires the removal of the building or structure from the Land the Council and its servants or agents are hereby authorised and empowered by the Owner to enter and remove the building or structure from the Land and to dispose of it in any manner determined by the Council provided that if the building or structure shall have any monetary value then the Council shall use its best endeavours to realise that monetary value and shall after the disposal account to the Owner and pay to him the realised value less all expenses incurred.
- 4.4 The Council may delegate any of its powers under this Deed to any person.

5. VARIATION AND WAIVER

- 5.1 This Deed may not be varied except by a Supplementary Deed signed by the Council and the Owner.
- 5.2 The parties to this Deed agree:-

- 5.2.1 that the terms of this Deed shall bind them with respect to the matters contained herein in substitution for the terms of the first Land Management Agreement, which first Land Management is hereby rescinded.
- 5.2.2 that this Deed constitutes the entire undertaking between the parties concerning the subject matter thereof and supersedes all prior or contemporaneous written or oral understandings, agreements or representations in respect of the subject hereof including in particular the first Land Management Agreement; and
- 5.2.3 that they will execute such document or documents and do such acts and things as maybe necessary to have memorials of the recision of the first Land Management Agreement entered on the Certificate of Title for the Land and the reasonable costs of and incidental to the preparation, stamping and registration of the Deed of Recision shall be borne by Rocks SA Pty Ltd.
- 5.3 The Council may waive compliance by the Owner with the whole or any part of the obligations on the Owner's part herein contained provided that no such waiver shall be effective unless expressed in writing and signed by the Council.

6. NOTICES

Notice shall for the purposes of this Deed be properly served on the Owner if it is:

- 6.1 posted to the Owner's last address known to the Council; or
- 6.2 affixed in a prominent position on the Land.

7. COSTS

Rocks SA Pty Ltd hereby indemnifies the Council and agrees to keep it forever indemnified in respect of the whole of its costs and expenses (including without limitation reasonable legal costs and expenses) of and incidental to the negotiation preparation stamping and registration of this Deed.

8. REGISTRATION OF THIS DEED

Each party shall do and execute all such acts documents and things as shall be necessary to ensure that as soon as is possible after the execution of this Deed by all necessary parties this Deed is registered and a memorial thereof entered on the Certificate of Title for the Land pursuant to the provisions of Section 57(5) of the Act in priority to any other registrable interest in the Land save and except for the estate and interest of the Owner therein.

9. GOVERNING LAW

The law governing the interpretation and implementation of the provisions of this Deed shall be the law of South Australia.

10. GENERAL PROVISIONS

10.1 If any provision of this Deed shall be found by a court of competent jurisdiction to be invalid or unenforceable in law THEN and in such case the parties hereby request and direct such court to sever such provision from this Deed.

10.2 This Deed contains the whole agreement between the parties in respect of the matters referred to herein.

EXECUTED as a deed

THE COMMON SEAL of
ALEXANDRINA COUNCIL was
hereunto affixed in the presence of:



R. M. Quinn)
Mayor

[Signature])
Chief Executive Officer

THE COMMON SEAL of ROCKS SA PTY
LTD was hereunto affixed in the presence of:

.....)
Director

.....)
Secretary


SIGNED by the said SCOTT GLEN
STONE
in the presence of:

[Signature])
BENJAMIN ROY DONNITTORNE

[Signature]
[Signature]

SIGNED by the said HANNAH
EDELE TRUELOVE
in the presence of:

) Hannah True Love
)
)
)



BENJAMIN RAY DONVITHORNE

MARSHA CAROLINE TAUBER, DANIEL CHAMBON AND REGINA CZARNY
being persons with a legal interest in those portions of the Land comprised in Certificates of
Title Register Book VOLUME 5762 FOLIOS 637 to 649 and VOLUME 5762 FOLIOS 651
to 660 by registered Mortgage No. 8459142 HEREBY CONSENTS to the Owner entering
into this Deed.

SIGNED by the said MARSHA
CAROLINE TAUBER in the
presence of:

)
)
)
)

.....

SIGNED by the said DANIEL
CHAMBON in the presence of:

)
)
)
)

.....

SIGNED by the said REGINA
CZARNY in the presence of:

)
)
)
)

.....

SIGNED by the said GARY DAVID
STEWART in the presence of:

Sharrington

)
)
)
)
)
Gary David Stewart

SIGNED by the said DONNA
MAREE STEWART
in the presence of:

Sharrington

)
)
)
)
)
Donna Maree Stewart

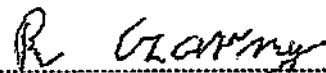
EXECUTION BY ROCKS SA PTY LTD

SIGNED for
ROCKS SA PTY LTD
by its Attorney REGINA CZARNY
of C/- Meerkin & Apel 46 Caroline Street
South Yarra VIC 3141
in the presence of



Witness

ROCKS SA PTY LTD
by its Attorney



Power of Attorney no. 8786782

Full Name (Please PRINT)

LEON GRYFENBERG, F.Inst. L. Ex.
46 Caroline St South Yarra 3141
A Fellow of the Institute of Legal Executives
(Vic.) holding a current Certificate.

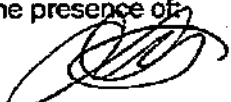
Address

Daytime Telephone

03986794911

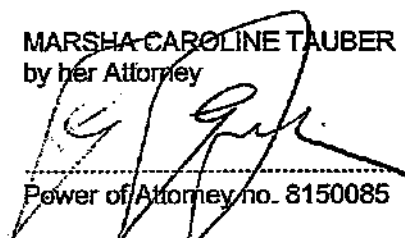
CONSENT BY MORTGAGEES

SIGNED for
MARSHA CAROLINE TAUBER
by her Attorney GEOFFREY MICHAEL
TAUBER of 439 Wattletree Road,
East Malvern VIC 3144
in the presence of



Witness

MARSHA CAROLINE TAUBER
by her Attorney



Power of Attorney no. 8150085

Full Name (Please PRINT)

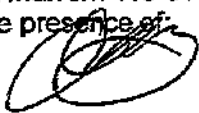
LEON GRYFENBERG, F.Inst. L. Ex.
46 Caroline St South Yarra 3141
A Fellow of the Institute of Legal Executives
(Vic.) holding a current Certificate.

Address

Daytime Telephone

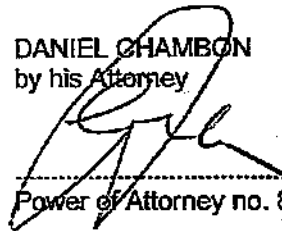
0398674911

SIGNED for
DANIEL CHAMBON
by his Attorney GEOFFREY MICHAEL
TAUBER of 439 Wattletree Road,
East Malvern VIC 3144
in the presence of:



Witness

DANIEL CHAMBON
by his Attorney



Power of Attorney no. 8543977

Full Name (Please PRINT)

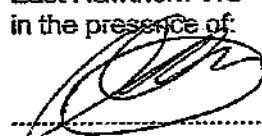
LEON GRYFENBERG, F.Inst. L. ~~Ex~~
46 Caroline St South Yarra 3141
A Fellow of the Institute of Legal Executives
(Vic.) holding a current Certificate.

Address

Daytime Telephone

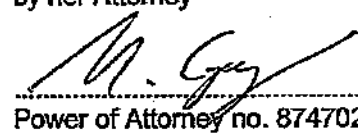
0398674911

SIGNED for
REGINA CZARNY
by her Attorney MICHAEL CZARNY
of 9 Bethune Street,
East Hawthorn VIC
in the presence of:



Witness

REGINA CZARNY
by her Attorney



Power of Attorney no. 8747023

Full Name (Please PRINT)

LEON GRYFENBERG, F.Inst. L. ~~Ex~~
46 Caroline St South Yarra 3141
A Fellow of the Institute of Legal Executives
(Vic.) holding a current Certificate.

Address

Daytime Telephone

0398674911

FIRST LEGAL SECURITIES LIMITED being a person with a legal interest in those portions of the Land comprised in Certificates of Title Register Book VOLUME 5762 FOLIOS 637 to 649 and VOLUME 5762 FOLIOS 651 to 660 by registered Mortgage No. 8575530 **HEREBY CONSENTS** to the Owner entering into this Deed.

Director

Stuart Edward Lowe
Stuart Edward Lowe

Secretary

James Desmond Lally
James Desmond Lally



NATIONAL AUSTRALIA BANK LIMITED being a person with a legal interest in those portions of the Land comprised in Certificates of Title Register Book VOLUME 5762 FOLIOS 637 to 649 and VOLUME 5762 FOLIOS 651 to 660 by registered Mortgage No. 8903044 **HEREBY CONSENTS** to the Owner entering into this Deed.

NATIONAL AUSTRALIA BANK LTD
ACN 004 044 937 By its Attorney
SALLY JANE POTTER
OF 22-28 King William St. ADELAIDE
Sally Jane Potter
Manager Production Personal
In the State of South Australia
P/A No. 7075481

In the presence of:

Alan Jeffrey Rawlings
22 King William St. Adelaide Saco
Alan Jeffrey Rawlings


The Owner **HEREBY CERTIFIES** pursuant to Section 57(4) of the Development Act 1993
that no other person has a legal interest in the Land.

.....
ROCKS SA PTY LTD

Scott
.....
SCOTT GLEN STONE

Hannah Edele Truelove
.....
HANNAH EDELE TRUELOVE

The Owner **HEREBY CERTIFIES** pursuant to Section 57(4) of the Development Act 1993
that no other person has a legal interest in the Land.

A handwritten signature in black ink, appearing to read 'Gary David Stewart', written over a horizontal dotted line.

GARY DAVID STEWART

A handwritten signature in black ink, appearing to read 'Donna Maree Stewart', written over a horizontal dotted line.

DONNA MAREE STEWART

DISTRIBUTION LESSOR CORPORATION being a person with a legal interest in those portions of the Land comprised in Certificates of Title Register Book VOLUME 5762 FOLIOS 637 to 649 and VOLUME 5762 FOLIOS 651 to 660 by Registered Easement No. T3056915, and the easements over those portions of the Land marked E(T/F) and F pursuant to Section 223(3) of the Real Property Act 1886 and o **HEREBY CONSENTS** to the Owner entering into this Deed.

DISTRIBUTION LESSOR CORPORATION accepts this agreement and **CKI UTILITIES DEVELOPMENT LTD** ABN 65 090 718 880 **HEI UTILITIES DEVELOPMENT LTD** ABN 82 090 718 951 **CKI UTILITIES HOLDINGS LTD** ABN 54 091 142 380 **HEI UTILITIES HOLDINGS LTD** ABN 50 091 142 362 and **CKI/HEI UTILITIES DISTRIBUTION LTD** ABN 19 091 143 038 each incorporated in Malaysia all of 1 Anzac Highway Keswick SA 5035 ("ETSA Lessees") as the lessees pursuant to Lease no. 8890000 **CONSENT** to the agreement

SIGNED in my presence by)
DISTRIBUTION LESSOR CORPORATION)
by its attorneys pursuant to Power of Attorney No.)
8895055 AND by the Attorneys of each of the)
ETSA Lessees)
CKI UTILITIES DEVELOPMENT LIMITED)
ABN 65 090 718 880 Pursuant to)
Power of Attorney No. 8857195)
HEI UTILITIES DEVELOPMENT LIMITED)
ABN 82 090 718 951 Pursuant to)
Power of Attorney No. 8857196)
CKI UTILITIES HOLDINGS LIMITED)
ABN 54 091 142 380 Pursuant to)
Power of Attorney No. 8857197)
HEI UTILITIES HOLDINGS LIMITED)
ABN 50 091 142 362 Pursuant to)
Power of Attorney No. 8857198)
CKI/HEI UTILITIES DISTRIBUTION)
LIMITED ABN 19 091 143 038)
Pursuant to Power of Attorney No. 8857199)

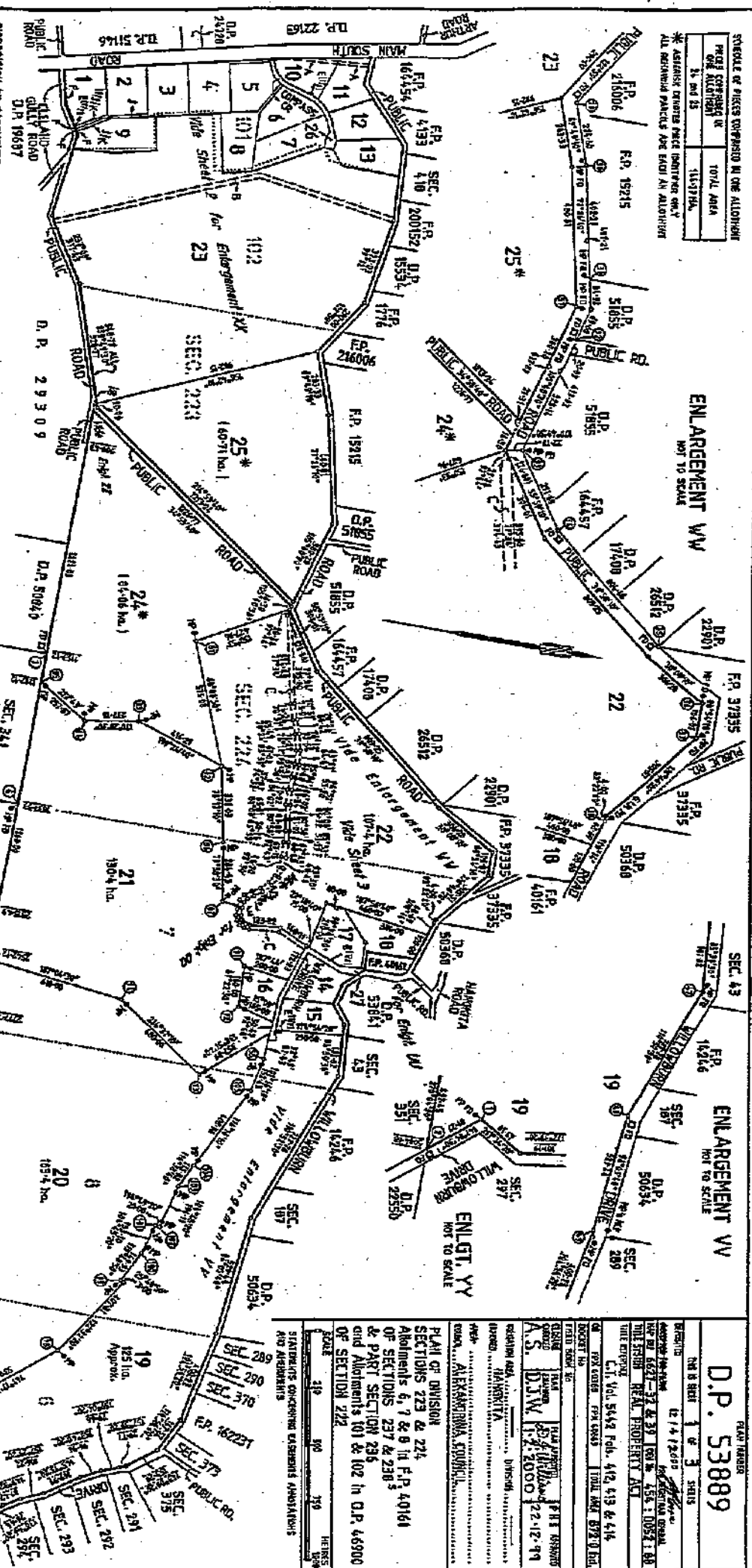
ERIC RODNEY LINDNER)
who certifies that he is the)
COMPANY SECRETARY of)
Utilities Management Pty Ltd ABN 25 090 664 878)
and)
IAN MITCHELL READ)
who certifies that he is the)
Acting **MANAGER PROPERTY SERVICES** of)
Utilities Management Pty Ltd ABN 25 090 664 878)
both of 1 Anzac Highway Keswick SA 5035)
who are personally known to me)

Signature of Witness: Angela Jayne Clark
Angela Jayne Clark
1 Anzac Highway Keswick 5035
ph: 8404 5897

FIRST SCHEDULE

1. Bank
2. Consulting Room
3. Hotel
4. Junk Yard
5. Motel
6. Motor Show Room
7. Motor Repair Station
8. Office
9. Petrol Filling Station
10. Residential Flat Building
11. Road Transport Terminal
12. Row Dwelling
13. Semi Detached Dwelling
14. Shop
15. Used Car Lot
16. Warehouse

ALL RECEIPTS PAYABLE ARE DUE IN FULL AT ONCE

Table 4. (cont.)**Table 4. (cont.)**

CR	PLASMA	PROT	HA ₁ F	FT ₁ 46
1	33.731	46.40	2.32	410.7 / 72.815
2	42.5561	47.41	4.71	
3	35.0411	47.40	6.16	012.7 / 71.184
4	100.741	47.40	9.10	
5	16.21314067	47.40	3.10	
6	33.74431	47.40	1.74	
7	33.6711	46.40	2.30	
8	33.711	46.40	2.35	

CRS	BEARING	FROM	TO	BY THE
57	RT-48	PP-10	1-24	
61	AT-10	10	1-09	
62	JP-15	10	1-03	
67	70-20	10	1-03	
61	03-01	10	1-05	
65	10-24	10	0-57	
66	22-11	10	1-09	

Page 11 of 11

PLAY NUMBER

SECRET

THE EFFECT

Q6	FPA 6/10/80	FPA 6/9/80
		IDEAL AREA 8 7/8 x 10 ft.

[illegible]

[illegible]

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

[illegible]

• PART SET/IN 236

OF SECTION 222

[illegible]

19

222

11-11-11

5/19 5/19

125 110, SEC, 111

100

SECRET

467-572



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20

2016 04/13/16 SEP 2016

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2. SUBS. AT RISK

With Big Surry All in

11/17/2013 11:17 AM

2

84-00000

D.P. 53889

GR	BARCODE	FROM	TO	PH. NO.
9	42-147	7/10/70	9/3/72	6427 / 23093
10	116-175	9/2/70	9/3/72	
11	117-176	9/2/70	9/3/72	
12	118-177	9/2/70	9/3/72	
13	119-178	9/2/70	9/3/72	
14	120-179	9/2/70	9/3/72	
15	121-180	9/2/70	9/3/72	
16	122-181	9/2/70	9/3/72	
17	123-182	9/2/70	9/3/72	
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19	125-184	9/2/70	9/3/72	
20	126-185	9/2/70	9/3/72	
21	127-186	9/2/70	9/3/72	
22	128-187	9/2/70	9/3/72	
23	129-188	9/2/70	9/3/72	
24	130-189	9/2/70	9/3/72	
25	131-190	9/2/70	9/3/72	
26	132-191	9/2/70	9/3/72	
27	133-192	9/2/70	9/3/72	
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29	135-194	9/2/70	9/3/72	
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33	139-198	9/2/70	9/3/72	
34	140-199	9/2/70	9/3/72	
35	141-200	9/2/70	9/3/72	
36	142-201	9/2/70	9/3/72	
37	143-202	9/2/70	9/3/72	
38	144-203	9/2/70	9/3/72	
39	145-204	9/2/70	9/3/72	
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90	196-255	9/2/70	9/3/72	
91	197-256	9/2/70	9/3/72	
92	198-257	9/2/70	9/3/72	
93	199-258	9/2/70	9/3/72	
94	200-259	9/2/70	9/3/72	
95	201-260	9/2/70	9/3/72	
96	202-261	9/2/70	9/3/72	
97	203-262	9/2/70	9/3/72	
98	204-263	9/2/70	9/3/72	
99	205-264	9/2/70	9/3/72	
100	206-265	9/2/70	9/3/72	
101	207-266	9/2/70	9/3/72	
102	208-267	9/2/70	9/3/72	
103	209-268	9/2/70	9/3/72	
104	210-269	9/2/70	9/3/72	
105	211-270	9/2/70	9/3/72	
106	212-271	9/2/70	9/3/72	
107	213-272	9/2/70	9/3/72	
108	214-273	9/2/70	9/3/72	
109	215-274	9/2/70	9/3/72	
110	216-275	9/2/70	9/3/72	
111	217-276	9/2/70	9/3/72	
112	218-277	9/2/70	9/3/72	
113	219-278	9/2/70	9/3/72	
114	220-279	9/2/70	9/3/72	
115	221-280	9/2/70	9/3/72	
116	222-281	9/2/70	9/3/72	
117	223-282	9/2/70	9/3/72	
118	224-283	9/2/70	9/3/72	
119	225-284	9/2/70	9/3/72	
120	226-285	9/2/70	9/3/72	
121	227-286	9/2/70	9/3/72	
122	228-287	9/2/70	9/3/72	
123	229-288	9/2/70	9/3/72	
124	230-289	9/2/70	9/3/72	
125	231-290	9/2/70	9/3/72	
126	232-291	9/2/70	9/3/72	
127	233-292	9/2/70	9/3/72	
128	234-293	9/2/70	9/3/72	
129	235-294	9/2/70	9/3/72	
130	236-295	9/2/70	9/3/72	
131	237-296	9/2/70	9/3/72	
132	238-297	9/2/70	9/3/72	
133	239-298	9/2/70	9/3/72	
134	240-299	9/2/70	9/3/72	
135	241-300	9/2/70	9/3/72	
136	242-301	9/2/70	9/3/72	
137	243-302	9/2/70	9/3/72	
138	244-303	9/2/70	9/3/72	
139	245-304	9/2/70	9/3/72	
140	246-305	9/2/70	9/3/72	
141	247-306	9/2/70	9/3/72	
142	248-307	9/2/70	9/3/72	
143	249-308	9/2/70	9/3/72	
144	250-309	9/2/70	9/3/72	
145	251-310	9/2/70	9/3/72	
146	252-311	9/2/70	9/3/72	
147	253-312	9/2/70	9/3/72	
148	254-313	9/2/70	9/3/72	
149	255-314	9/2/70	9/3/72	
150	256-315	9/2/70	9/3/72	
151	257-316	9/2/70	9/3/72	
152	258-317	9/2/70	9/3/72	
153	259-318	9/2/70	9/3/72	
154	260-319	9/2/70	9/3/72	
155	261-320	9/2/70	9/3/72	
156	262-321	9/2/70	9/3/72	
157	263-322	9/2/70	9/3/72	
158	264-323	9/2/70	9/3/72	
159	265-324	9/2/70	9/3/72	
160	266-325	9/2/70	9/3/72	
161	267-326	9/2/70	9/3/72	
162	268-327	9/2/70	9/3/72	
163	269-328	9/2/70	9/3/72	
164	270-329	9/2/70	9/3/72	
165	271-330	9/2/70	9/3/72	
166	272-331	9/2/70	9/3/72	
167	273-332	9/2/70	9/3/72	
168	274-333	9/2/70	9/3/72	
169	275-334	9/2/70	9/3/72	
170	276-335	9/2/70	9/3/72	
171	277-336	9/2/70	9/3/72	
172	278-337	9/2/70	9/3/72	
173	279-338	9/2/70	9/3/72	
174	280-339	9/2/70	9/3/72	
175	281-340	9/2/70	9/3/72	
176	282-341	9/2/70	9/3/72	
177	283-342	9/2/70	9/3/72	
178	284-343	9/2/70	9/3/72	
179	285-344	9/2/70	9/3/72	
180	286-345	9/2/70	9/3/72	
181	287-346	9/2/70	9/3/72	
182	288-347	9/2/70	9/3/72	
183	289-348	9/2/70	9/3/72	
184	290-349	9/2/70	9/3/72	
185	291-350	9/2/70	9/3/72	
186	292-351	9/2/70	9/3/72	
187	293-352	9/2/70	9/3/72	
188	294-353	9/2/70	9/3/72	
189	295-354	9/2/70	9/3/72	
190	296-355	9/2/70	9/3/72	
191	297-356	9/2/70	9/3/72	
192	298-357	9/2/70	9/3/72	
193	299-358	9/2/70	9/3/72	
194	300-359	9/2/70	9/3/72	
195	301-360	9/2/70	9/3/72	
196	302-361	9/2/70	9/3/72	
197	303-362	9/2/70	9/3/72	
198	304-363	9/2/70	9/3/72	
199	305-364	9/2/70	9/3/72	
200	306-365	9/2/70	9/3/72	
201	307-366	9/2/70	9/3/72	
202	308-367	9/2/70	9/3/72	
203	309-368	9/2/70	9/3/72	
204	310-369	9/2/70	9/3/72	
205	311-370	9/2/70	9/3/72	
206	312-371	9/2/70	9/3/72	
207	313-372	9/2/70	9/3/72	
208	314-373	9/2/70	9/3/72	
209	315-374	9/2/70	9/3/72	
210	316-375	9/2/70	9/3/72	
211	317-376	9/2/70	9/3/72	
212	318-377	9/2/70	9/3/72	
213	319-378	9/2/70	9/3/72	
214	320-379	9/2/70	9/3/72	
215	321-380	9/2/70	9/3/72	
216	322-381	9/2/70	9/3/72	
217	323-382	9/2/70	9/3/72	
218	324-383	9/2/70	9/3/72	
219	325-384	9/2/70	9/3/72	
220	326-385	9/2/70	9/3/72	
221	327-386	9/2/70	9/3/72	
222	328-387	9/2/70	9/3/72	
223	329-388	9/2/70	9/3/72	
224	330-389	9/2/70	9/3/72	
225	331-390	9/2/70	9/3/72	
226	332-391	9/2/70	9/3/72	
227	333-392	9/2/70	9/3/72	
228	334-393	9/2/70	9/3/72	
229	335-394	9/2/70	9/3/72	
230	336-395	9/2/70	9/3/72	
231	337-396	9/2/70	9/3/72	
232	338-397	9/2/70	9/3/72	
233	339-398	9/2/70	9/3/72	
234	340-399	9/2/70	9/3/72	
235	341-400	9/2/70	9/3/72	
236	342-401	9/2/70	9/3/72	
237	343-402	9/2/70	9/3/72	
238	344-403	9/2/70	9/3/72	
239	345-404	9/2/70	9/3/72	
240	346-405	9/2/70	9/3/72	
241	347-406	9/2/70	9/3/72	
242	348-407	9/2/70	9/3/72	
243	349-408	9/2/70	9/3/72	
244	350-409	9/2/70	9/3/72	
245	351-410	9/2/70	9/3/72	
246	352-411	9/2/70	9/3/72	
247	353-412	9/2/70	9/3/72	
248	354-413	9/2/70	9/3/72	
249	355-414	9/2/70	9/3/72	
250	356-415	9/2/70	9/3/72	
251	357-416	9/2/70	9/3/72	
252	358-417	9/2/70	9/3/72	
253	359-418	9/2/70	9/3/72	
254	360-419	9/2/70	9/3/72	
255	361-420	9/2/70	9/3/72	
256	362-421	9/2/70	9/3/72	
257	363-422	9		

CURVE DATA				
CURVE	RADIUS	TANGENT	LCI	
A1	110.52	4.423	4196.690	
A2	110.52	0.713	41706.190	
B1	110.78	7.879	6786.110	
B2	110.78	0.754	4243.110	

PC PLANS

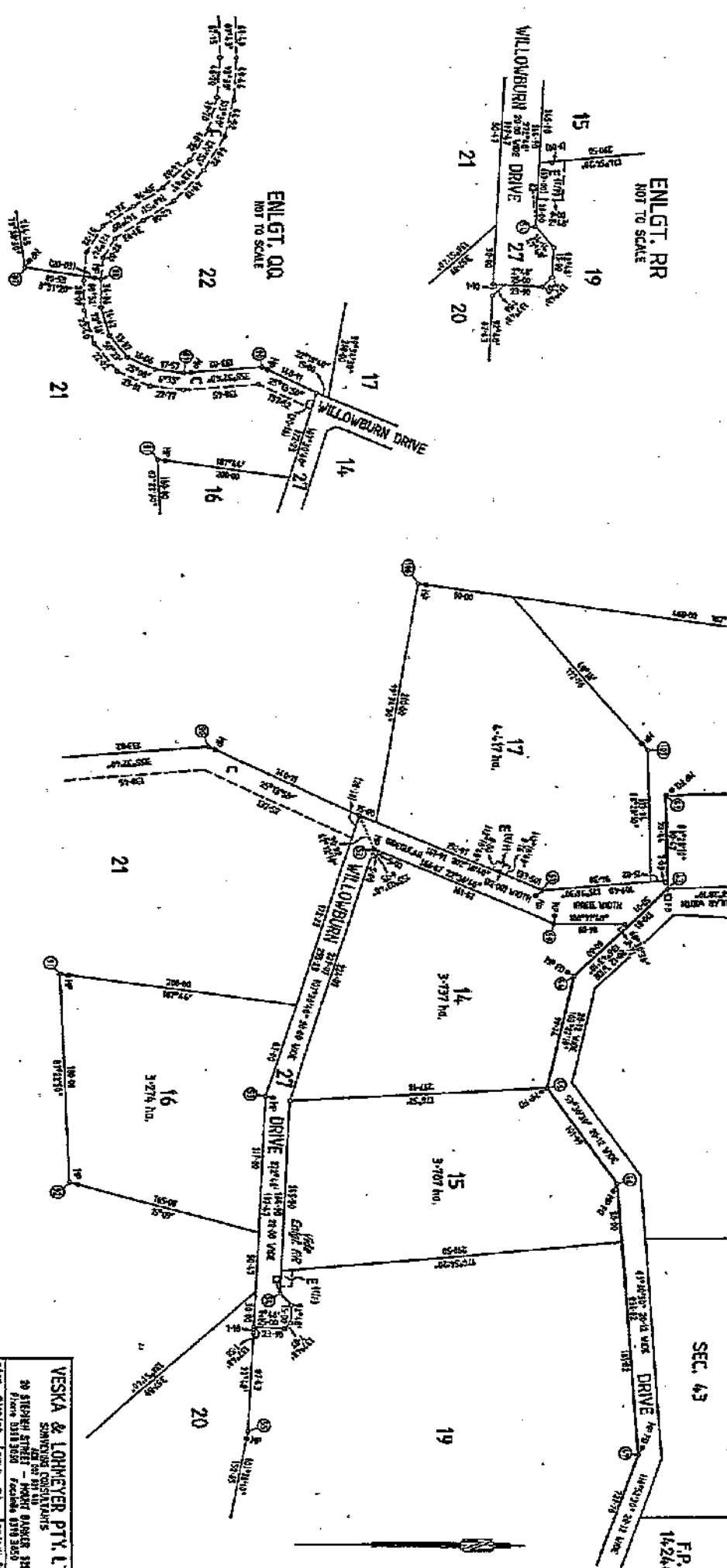
VESKA & LOHMEYER PTY. LTD.
CLARENCE COURT, COVINGTON ROAD
CLARENCE COURT, COVINGTON ROAD

[illegible]

LEAD TPA MC-51-48 ADHOCFO 13-1-03 AFTER REQ 14-000

ENLARGEMENT UU

Code File NC-SI-30 ALHABEO 13-1-60 AFTER REG 77-9416



DATED

2001

BETWEEN:

ALEXANDRINA COUNCIL

of the one part

AND

ROCKS SA PTY LTD (A.C.N. 074 538 640)

AND

SCOTT GLEN STONE

AND

HANNAH EDELE TRUELOVE

AND

GARY DAVID STEWART

AND

DONNA MAREE STEWART

of the other part

**LAND MANAGEMENT AGREEMENT
BY DEED**

NORMAN WATERHOUSE

Lawyers

Level 15

45 Pirie Street

ADELAIDE SA 5000

Telephone: 8210 1200

Certificate of Title

Title Reference: CT 5879/341

Status: CURRENT

Parent Title(s): CT 5856/537

Dealing(s) Creating Title: PS 9408255

Title Issued: 07/09/2002

Edition: 5

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
22/08/2024	27/08/2024	14344782	TRANSFER	REGISTERED	PHILIP HAROLD BOND
16/04/2015	20/05/2015	12311077	TRANSFER	REGISTERED	PHILIP HAROLD BOND, JENNIFER ROSE BOND
16/04/2015	20/05/2015	12311076	APPLICATION TO NOTE DEATH	REGISTERED	SUSAN ELLEN BOND (DECD), PHILIP HAROLD BOND
16/04/2015	20/05/2015	12311075	DISCHARGE OF MORTGAGE	REGISTERED	9408256
31/12/2009	18/01/2010	11323247A	VESTING (GLOBAL UPDATE)	REGISTERED	AUSTRALIAN CENTRAL CREDIT UNION LTD. 9408256
31/12/2009	12/01/2010	11323246	VESTING (GLOBAL UPDATE)	REGISTERED	AUSTRALIAN CENTRAL CREDIT UNION LTD. 9408256
02/09/2002	01/02/2003	9418166	REQUEST FOR NEW TITLES	REGISTERED	DISTRIBUTION LESSOR CORPORATION
02/09/2002	01/02/2003	9418165	VESTING	REGISTERED	DISTRIBUTION LESSOR CORPORATION
19/08/2002	13/09/2002	9408256	MORTGAGE	REGISTERED	SAVINGS AND LOANS CREDIT UNION (S.A.) LTD.
08/06/2001	11/09/2001	9113098	AGREEMENT	REGISTERED	



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: 2659370

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

DATE OF ISSUE

25/03/2025

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

16703413

OWNERSHIP NAME

P H & J R BOND

PROPERTY DESCRIPTION

31 COMPASS CRES / MOUNT COMPASS SA 5210 / LT 530 D57293

ASSESSMENT NUMBER

4552001659

TITLE REF.

(A "+" indicates multiple titles)

CT 5879/341+

CAPITAL VALUE

\$810,000.00

AREA / FACTOR

R2
0.500

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2024-2025

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00
\$ 152.60
\$ 120.85
\$ 46.00
\$ -35.75
\$ 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

23/06/2025



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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7000215819</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small></p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to:</p> <p>Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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OFFICIAL: Sensitive

**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: 2659370

DATE OF ISSUE

25/03/2025

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

P H & J R BOND

FINANCIAL YEAR

2024-2025

PROPERTY DESCRIPTION

31 COMPASS CRES / MOUNT COMPASS SA 5210 / LT 530 D57293

ASSESSMENT NUMBER

4552001659

TITLE REF.

(A "+" indicates multiple titles)

CT 5879/341+

TAXABLE SITE VALUE

\$530,000.00

AREA

3.2590 HA

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

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

Please Note:

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

ON OR BEFORE**23/06/2025****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 OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Billers Code: 456293 Ref: 7000215728 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>® Registered to BPAY Pty Ltd ABN 69 079 137 518</small>	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Commissioner of State Taxation , along with this Payment Remittance Advice to: Revenue SA Locked Bag 555 ADELAIDE SA 5001
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OFFICIAL: Sensitive

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
45 52001 65 9	CT5879341	26/3/2025	7793	2659370

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: P H & J R BOND
Location: 31 COMPASS CR MOUNT COMPASS
Description: 6H MS Capital Value: \$ 810 000
Rating: Residential

Periodic charges

Raised in current years to 31/3/2025

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

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

Next quarterly charges: Water supply: 0.00 Sewer: 0.00 Bill: 14/5/2025

This account is not rateable for water or sewer.

If your property was constructed before 1929, it's recommended you request a property interest report and internal 'as constructed' sanitary drainage drawing to understand any specific requirements relating to the existing arrangements.

As constructed sanitary drainage drawings can be found at <https://maps.sa.gov.au/drainageplans/>.

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

South Australian Water Corporation

Name:
P H & J R BOND

Water & Sewer Account
Acct. No.: 45 52001 65 9

Amount: _____

Address:
31 COMPASS CR MOUNT COMPASS

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	4552001659



Bill code: 8888
Ref: 4552001659

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: 4552001659



**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