



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 6056 Folio 923

Parent Title(s) CT 5416/753

Creating Dealing(s) ACT 11366685

Title Issued 19/04/2010 **Edition** 6 **Edition Issued** 23/06/2021

Estate Type

FEE SIMPLE

Registered Proprietor

ADAM JONATHAN MOWSER
KYMBERLEY DAWN PARKER
OF 202 MAIN ROAD WILLUNGA SA 5172
AS JOINT TENANTS

Description of Land

LOT 5 PRIMARY COMMUNITY PLAN 25971
IN THE AREA NAMED MCLAREN VALE
HUNDRED OF WILLUNGA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13549454	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
29/03/2010	11366686	BY-LAWS	FILED
29/03/2010	11366687	SCHEME DESCRIPTION	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

Telephone (08) 8384 0666

Certificate No: S76354/2025

IMPORTANT INFORMATION REGARDING SEARCHES

NL Conveyancers Pty Ltd
PO Box 295
Sellicks Beach SA 5174

Attention Conveyancers

- **Section 187 certificate update request free of charge (One Update):**
 - Penalties and interest, property charges, payments or dishonoured payments can impact account balances on a daily basis.
To assist with financial adjustments as close as practicable to the date of settlement, your **Section 187 certificate will now be valid for 90 days**. Within this period Council will offer one update request without charge. This update is to be obtained via the online portal.
It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.

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

- **BPAY biller code added to searches to enable electronic settlement of funds**
 - Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to Council electronically. Please note that this is Council's preferred method of payment and we request that you cease the use of cheques to affect settlement.
- **How to advise Council of change of ownership?**
To also assist with the reduction of duplication of information being received from various agencies i.e. conveyancers and the Lands Titles Office, we are advocating that the **Purchaser's Conveyancer to advise the change of ownership by following the below:**
 - If you are using e-conveyancing to affect a sale, please **only issue advice to Council if the mail service address is different to what was lodged via the transfer at the LTO**. Council's new practice is to update ownership details including the mailing address in accordance with the advice provided by the Valuer General. Council has amended this change to align with SA Water practices and to provide an improved customer experience overall.
 - If lodging in person at Lands Title Office – Please send the change of ownership advice to Council via mail@onkaparinga.sa.gov.au. Electronic settlement of funds is still preferred.

Yours sincerely

City Of Onkaparinga

Telephone (08) 8384 0666

Certificate No: S76354/2025

Property Information And Particulars

In response to an enquiry pursuant to Section 7 of the

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

TO: NL Conveyancers Pty Ltd
PO Box 295
Sellicks Beach SA 5174

DETAILS OF PROPERTY REFERRED TO:

ASSESSMENT NO	:	106281
VALUER GENERAL NO	:	1333704502
VALUATION	:	\$820,000.00
OWNER	:	Mr Adam Jonathan Mowser & Ms Kymberley Dawn Mowser
PROPERTY ADDRESS	:	5/73 Main Road MCLAREN VALE SA 5171
VOLUME/FOLIO	:	CT-6056/923
LOT/PLAN NUMBER	:	Community Plan Parcel 5 CP 25971
WARD	:	06 Southern Vales Ward

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

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

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

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

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

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

INFORMATION NOTE

CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

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

Development Act 1993 (repealed)

Section 42

Condition (that continues to apply) of a development authorisation

YES

Application Number	145/2567/2011
Description	Single storey group dwelling with garage
Decision	Approved
Decision Date	17 April 2012

Development Plan Consent Conditions

1. All development shall be completed in accordance with the plan(s) and documents submitted with and forming part of the development application except where varied by the following condition(s).
2. During construction and at all times thereafter, stormwater generated from the development shall be diverted away from all buildings, shall not pond against or near the footings and shall not be discharged onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved stormwater drainage system.
3. The dwelling shall not be occupied until all necessary infrastructure has been provided to the site of the dwelling, including but not limited to a formed and sealed road and watertable, water supply and sewerage services, drainage/stormwater disposal and electricity services.
4. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
 - a. prevent silt run-off from the land to adjoining properties, roads and drains
 - b. control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land
 - c. ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site
 - d. ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure
 - e. ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.

Building Rules Consent Conditions

1. Provide confirmation the building is connected to a public sewer or evidence the sewage and sullage is collected and treated in accordance with the requirements of the Public and Environmental Health Act, 1987. (Can be made a condition of approval).
2. (To comply with regulation 77 of the development regulations 2008)

Planning Act 1982 (repealed)

Condition (that continues to apply) of a development authorisation

NO

Building Act 1971 (repealed)

Condition (that continues to apply) of a development authorisation

NO

Planning and Development Act 1966 (repealed)

Condition (that continues to apply) of a development authorisation

NO

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code

Zones

Established Neighbourhood (EN)

Subzones

No

Zoning overlays

Overlays

Affordable Housing

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

Character Preservation District (Township)

The Character Preservation District Overlay seeks to recognise, protect and enhance the special character of Character Preservation Districts.

Hazards (Bushfire - Urban Interface) (Urban Interface)

The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

Hazards (Flooding - Evidence Required)

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

Native Vegetation

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

Prescribed Water Resources Area

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

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.

Urban Transport Routes

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

Urban Tree Canopy

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

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

NO

Is the land designated as a Local Heritage Place?

NO

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

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

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

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

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

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

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

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

Section 127

Condition (that continues to apply) of a development authorisation

NO

Part 2—Items to be included if land affected

Development Act 1993 (repealed)

Section 50(1)

Requirement to vest land in council to be held as open space

NO

Section 50(2)

Agreement to vest land in council to be held as open space

NO

Section 55

Order to remove or perform work

NO

Section 56

Notice to complete development

NO

Section 57

Land management agreement

NO

Section 69

Emergency order

NO

Section 71 (only)

Fire safety notice

NO

Section 84

Enforcement notice

NO

Section 85(6), 85(10) or 106

Enforcement Order

NO

Part 11 Division 2

Proceedings

NO

Fire and Emergency Services Act 2005

Section 105F (or section 56 or 83 (repealed)

Notice

NO

Section 56 (repealed)

Notice issued

NO

Food Act 2001

Section 44

Improvement notice issued against the land

NO

Section 46

Prohibition order

NO

Housing Improvement Act 1940 (repealed)

Section 23

Declaration that house is undesirable or unfit for human habitation

NO

Land Acquisition Act 1969

Section 10

Notice of intention to acquire

NO

Local Government Act 1934 (repealed)

Notice, order, declaration, charge, claim or demand given or made under the Act

NO

Local Government Act 1999

Notice, order, declaration, charge, claim or demand given or made under the Act

NO

Refer to separate attachment for Rates and Charges

Local Nuisance and Litter Control Act 2016

Section 30

Nuisance or litter abatement notice issued against the land

NO

Planning, Development and Infrastructure Act 2016

Section 139

Notice of proposed work and notice may require access

NO

Section 140

Notice requesting access

NO

Section 141

Order to remove or perform work

NO

Section 142

Notice to complete development

NO

Section 155

Emergency order

NO

Section 157

Fire safety notice

NO

Section 192 or 193

Land Management Agreements

NO

Section 198(1)

Requirement to vest land in a council or the Crown to be held as open space

NO

Section 198(2)

Agreement to vest land in a council or the Crown to be held as open space

NO

<i>Part 16 - Division 1</i>		
Proceedings		NO
<i>Section 213</i>		
Enforcement notice		NO
<i>Section 214(6), 214(10) or 222</i>		
Enforcement order		NO

Public and Environmental Health Act 1987 (repealed)

<i>Part 3</i>		
Notice		NO
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked</i>		
Part 2 – Condition (that continues to apply) of an approval		
		YES
Application Number	145/101/2011	
Description	Installation of CWMS	
Decision	Approved	
Decision Date	05 October 2011	

Waste Control Conditions

1. That the installation of the septic tank system is carried out by a licensed person and installed in accordance with:
 - a. the plans forming part of this application, as approved, including any notations thereon, and
 - b. the details outlined in attachment(s), or
 - c. the requirements of the Code of Practice issued by the SA Health Commission for the Installation & Operation of Septic Tanks in South Australia.
2. That all sanitary plumbing and drainage work associated with the connection of the sanitary fixtures to the septic tank system are installed in accordance with the National Plumbing & Drainage Code AS/NZ 3500.2.2:1996.
3. That there is no septic tank effluent discharge or run-off from the premises on which the system is installed, onto any premises of which the owner of the system is not in possession or onto any public place.
4. That the use of the septic tank system does not vary from that indicated on the application for approval to install the system.
5. That the septic tank system be operated and maintained in accordance with the Standards for Installation & Operation of Septic Tank Systems.
6. The access openings to the septic tank shall be raised to the top of ground level using an approved shaft with a clear opening of at least 1100 x 700mm diameter.

<i>Public and Environmental Health (Waste Control) Regulations 2010 revoked</i>		
Regulation 19 - Maintenance order (that has not been complied with)		NO

South Australian Public Health Act 2011

<i>Section 92</i>		
Notice		NO
<i>South Australian Public Health (Wastewater) Regulations 2013</i>		
Part 4 – Condition (that continues to apply) of an approval		NO

Particulars of building indemnity insurance		
Details of Building Indemnity Insurance still in existence for building work on the land		NO

Particulars relating to environment protection

Further information held by council

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

NO

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

Note –

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

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

It should be noted that –

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

General

Easement

NO

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

Are you aware of any encroachment on the Council easement?

NO

Lease, agreement for lease, tenancy agreement or licence

NO

(The information does not include the information about sublease or subtenancy.

The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.)

Caveat

NO

Other

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

NO

PLEASE NOTE:

Allotment boundaries are not certified by Council staff. The onus of ensuring that the building is sited in the approved position on the current allotment is the responsibility of the owner. This may necessitate a survey being carried out by a licensed land surveyor.

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

This statement is made the 10 November 2025

Cherie Bonham
Team Leader for Development Support
AUTHORISED OFFICER

T: (08) 8384 0666
E: mail@onkaparinga.sa.gov.au

For your information:

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

Penalties and interest, property charges, payments or dishonoured payments can impact account balances daily.

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

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

Please Note: The above 90 day extension is applicable only to Section 187 certificates. Section 7 certificates still remain valid for a 30 day period only.

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

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

How to advise us of change of ownership?

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

If you are using e-conveyancing to affect a sale, please only issue advice to us if the mail service address is different to what was lodged via the transfer at the LTO. We update ownership details including the mailing address in accordance with the advice provided by the Valuer General. We have amended this change to align with SA Water practices and to provide an improved customer experience overall.

If lodging in person at the LTO – Please send the change of ownership advice to us via mail@onkaparinga.sa.gov.au.

Electronic settlement of funds is still preferred.

LOCAL GOVERNMENT RATES SEARCH

TO: NL Conveyancers Pty Ltd
 PO Box 295
 Sellicks Beach SA 5174

11 November 2025

DETAILS OF PROPERTY REFERRED TO:

Property ID : 72348
 Valuer General No : 1333704502
 Valuation : \$820,000.00
 Owner : Mr Adam Jonathan Mowser & Ms Kymberley Dawn Mowser
 Property Address : 5/73 Main Road MCLAREN VALE SA 5171
 Volume/Folio : CT-6056/923
 Lot/Plan No : Community Plan Parcel 5 CP 25971
 Ward : 06 Southern Vales Ward

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

Opening balance (as of 30 Jun 2025) including rates, fines and interest, and/or Block Clearing Charges	\$0.00
---	--------

Postponed Amount in Arrears	\$0.00
-----------------------------	--------

Rates for the current 2025-2026 Financial Year applicable from 01 July 2025:

Total Rates Levied 2025-2026	\$3,485.13
-------------------------------------	-------------------

Less Council Rebate. The Council Rebate ceases on sale and a pro-rata calculation will apply to the date of sale	\$0.00
--	--------

Fines and interest charged in the current financial year (2% fine when rates first become overdue and interest applied per month thereafter at LGA-prescribed rate)	\$0.00
---	--------

Postponed Interest	\$0.00
--------------------	--------

Less paid current financial year	-\$1,743.13
----------------------------------	-------------

Overpayment	\$0.00
-------------	--------

Legal Fees (current)	\$0.00
----------------------	--------

Legal Fees (arrears)	\$0.00
----------------------	--------

Refunds, Rates Remitted, Small Balance Adjustments or Rate Capping Rebate	\$0.00
---	--------

Balance - rates and other monies due and payable	\$1,742.00
--	------------

Property Related Debts	\$0.00
------------------------	--------

BPAY Biller Code: 421503	TOTAL BALANCE	\$1,742.00
Ref: 1521570723482		

AUTHORISED OFFICER
 Carol Pilkington

This statement is made the 11 November 2025

Property Interest Report

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

Title Reference	CT 6056/923	Reference No. 2728938
Registered Proprietors	A J*MOWSER & ANR	Prepared 10/11/2025 13:29
Address of Property	Unit 5, 73 MAIN ROAD, MCLAREN VALE, SA 5171	
Local Govt. Authority	CITY OF ONKAPARINGA	
Local Govt. Address	POST OFFICE BOX 1, NOARLUNGA CENTRE, SA 5168	

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

Table of Particulars

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

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

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

1. General

1.1	Mortgage of land	Refer to the Certificate of Title <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.2	Easement (whether over the land or annexed to the land)	Refer to the Certificate of Title Note--"Easement" includes rights of way and party wall rights <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.3	Restrictive covenant	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)	Refer to the Certificate of Title also Contact the vendor for these details <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title

2. 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
- [Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 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 1967</i> (repealed)	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
-----	---	---

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

7. Emergency Services Funding Act 1998

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

8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

Act

- 18.18 section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act
The regional landscape board has no record of any notice affecting this title
- 18.19 section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act
The regional landscape board has no record of any notice affecting this title
- 18.20 section 215 - Orders made by ERD Court
The regional landscape board has no record of any notice affecting this title
- 18.21 section 219 - Management agreements
The regional landscape board has no record of any notice affecting this title
- 18.22 section 235 - Additional orders on conviction
The regional landscape board has no record of any notice affecting this title

19. *Land Tax Act 1936*

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

20. *Local Government Act 1934 (repealed)*

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

- 24.1 Mineral tenement (other than an exploration licence)
Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
- 24.2 section 9AA - Notice, agreement or order to waive exemption from authorised operations
Contact the vendor for these details
- 24.3 section 56T(1) - Consent to a change in authorised operations
Contact the vendor for these details
- 24.4 section 58(a) - Agreement authorising tenement holder to enter land
Contact the vendor for these details
- 24.5 section 58A - Notice of intention to commence authorised operations or apply for lease or licence
Contact the vendor for these details
- 24.6 section 61 - Agreement or order to pay compensation for authorised operations
Contact the vendor for these details
- 24.7 section 75(1) - Consent relating to extractive minerals
Contact the vendor for these details
- 24.8 section 82(1) - Deemed consent or agreement
Contact the vendor for these details

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

25. *Native Vegetation Act 1991*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

28.1 section 23(1) - Notice of contribution payable

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

29. *Planning, Development and Infrastructure Act 2016*

29.1 Part 5 - Planning and Design Code

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

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

also

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

also

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

also

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

also

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

also

**The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal:
https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register or phone PlanSA on 1800 752 664.**

29.2 section 127 - Condition (that continues to apply) of a development authorisation

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

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

also

Contact the Local Government Authority for other details that might apply

29.3 section 139 - Notice of proposed work and 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	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title
		also
		Contact the Local Government Authority for other details that might apply
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (revoked) regulation 19 - Maintenance order (that has not been complied with)	Public Health in DHW has no record of any order affecting this title
		also
		Contact the Local Government Authority for other details that might apply

32. South Australian Public Health Act 2011

- 32.1 section 66 - Direction or requirement to avert spread of disease Public Health in DHW has no record of any direction or requirement affecting this title
- 32.2 section 92 - Notice Public Health in DHW has no record of any notice affecting this title
also
Contact the Local Government Authority for other details that might apply
- 32.3 *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 *Livestock Act, 1997* Animal Health in PIRSA has no record of any notice or order affecting this title

Additional Information

The following additional information is provided for your information only.

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference: CT 6056/923

Status: CURRENT

Parent Title(s): CT 5416/753

Dealing(s) Creating Title: ACT 11366685

Title Issued: 19/04/2010

Edition: 6

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
18/06/2021	23/06/2021	13549454	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
18/06/2021	23/06/2021	13549453	TRANSFER	REGISTERED	ADAM JONATHAN MOWSER, KYMBERLEY DAWN PARKER
08/03/2018	20/03/2018	12888507	TRANSFER	REGISTERED	PAUL DAVID HEEPS, SUSAN GAIL HEEPS
08/03/2018	20/03/2018	12888506	DISCHARGE OF MORTGAGE	REGISTERED	12454267
23/12/2015	01/02/2016	12454267	MORTGAGE	REGISTERED	ING BANK (AUSTRALIA) LTD. (ACN: 000 893 292)
23/12/2015	01/02/2016	12454266	DISCHARGE OF MORTGAGE	REGISTERED	11556856
25/03/2011	05/04/2011	11556856	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
25/03/2011	05/04/2011	11556855	TRANSFER	REGISTERED	SHAUN HUGO MUELLER, ELIZABETH CLARE MUELLER
07/05/2010	17/05/2010	11388378	DISCHARGE OF MORTGAGE	REGISTERED	11181081
21/05/2009	11/06/2009	11181081	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

19 April 2021

Mr P D and Mrs S G Heeps
5/73 Main Road
McLaren Vale SA 5171

Owner: Paul David Heeps and Susan Gail Heeps

Address: 5/73 Main Road McLaren Vale SA 5171

Community Plan No: 25971

In accordance with the Community Titles Act 1996, the Corporation is required to provide certain information. Enclosed herewith is a form which satisfies the requirements. We kindly ask for you to complete and return the form to us as soon as possible? If any of the questions do not apply, please respond with 'Not Applicable'.

Are you able to please also answer the following additional questions and provide the additional information if applicable: -

a) Has any amendment been made to the Community Corporation By-laws?

If yes, please provide details.

Yes / No

b) Has the Community Corporation passed any resolution(s) authorising or sanctioning any act on the part of any person which otherwise would be contrary to or inconsistent with the said By-laws?

If yes, please provide details.

Yes / No

c) Is any occupier of any Lot in the said plan presently in breach of the Community Titles Act or said By-laws with respect to that person's Lots?

If yes, please provide details.

Yes / No

Yours faithfully,

Nicole Connolly
Direct Phone: 08 8366 7952
Fax: 08 8366
7999

NORTH EAST

1 Sudholz Road
Gilles Plains, South Australia 5086
PO Box 7340 Hutt Street
Adelaide South Australia 5000
T 08 8366 7977

Certificate in Respect of a Community Lot

Our ref: NC20874
To: Eckermann Forms

With reference to 5/73 Main Road McLaren Vale SA 5171

Defined on Deposited Community Plan No it is hereby certified as follows: -

1. Financial Details

a) Is there a maintenance fund? YES NO

If Yes, Please complete the Maintenance Contribution as below:

Amount Payable: \$ _____ Per _____ Paid to _____ / _____ / _____

b) Levies Payable (Description, Amount, Due Date)

1. _____

2. _____

Contributions: \$ _____ Levies: \$ _____ Interest: \$ _____

As at: _____ / _____ / _____ Total Arrears: \$ _____

Water use to be paid by *Corporation / Owner; Or each lot has a separate meter. ✓

2. The Lot Holder's position with the fund

a) The proportion of the maintenance fund which the owner of the abovementioned Lot pays is \$ _____ per * annum/quarter/month – paid to: N/A

b) The amounts required by the corporation from the owner of the said Lot as its contribution to the maintenance fund and presently unpaid are \$ N/A

3. Amounts claimed to remedy a breach

The amount at present recoverable by the corporation in respect of the said Lot to remedy a breach or to undertake certain works to the Lot pursuant to the Community Titles Act 1996 is \$ N/A

4. Work performed and chargeable to the subject Lot

Certain works have been carried out for the benefit of the Lot pursuant to the Community Titles Act 1996 and as a result the said Lot owes an amount of \$ _____ to the Corporation

OR

*There is no amount recoverable by the corporation in respect of the said Lot pursuant to the Community Titles Act 1996. ✓

5. Future Levies

*The corporation has already or is about to commence certain works or repairs and as result the owner of the said Lot will be required to contribute.

*The estimated amount of such expenditure is \$ 144

*The general nature of such repairs or works is UPGRADE TO LANEWAY

6. Assets and Liabilities of the Corporation*N/A*

<u>ASSETS</u>		<u>LIABILITIES</u>	
<u>Item</u>	<u>Value</u>	<u>Creditor</u>	<u>Amount</u>
	\$		\$
Total	\$		\$
Surplus/Deficiency			\$

7. Unauthorized Structural Work*N/A*

*There is no breach of the Community Titles Act 1996.

OR

*The owner of this Lot is in breach of the Community Titles Act 1996 and in particular the following works have been undertaken without the authorisation of the Community Corporation

8. Details of Community Corporation InsuranceInsurer: HANCOCK INSURANCEPolicy No.: CAH0005364Property Cover \$ 55,125 Expiry Date 11/5/22Public Liability \$ 20,000,000 Expiry Date 11/5/22How much is the Insurance per year? \$ 792.25

Is the Insurance shared equally between each unit/house owner?

Yes No 0% OF LAND
SIZE
(SEE ATTACHED)*** Please provide a current copy of the Certificate of Currency of Insurance**

In accordance with the Community Titles Act 1996, the Common Property must be insured as set out in the By-laws. (Public Liability of not less than \$10million and general damages cover for not less than \$20,000.00). The Common Property Insurance is to be in the name of "Community Corporation No. Inc.".

9. Please provide a copy of the following (if available):

- Minutes of general meetings of the Corporation for the last two (2) years;
- Minutes of management committee meetings of the Corporation for the last two (2) years; N/A
- Details of any 'special resolution' or 'unanimous resolution' affecting the lot or common property passed during the last five (5) years; SEE AGM 13/2/21
- Statement of Accounts of the Corporation last prepared; N/A
- Insurance Policy(ies) currently in force by the Corporation;

Any other information relevant to the Corporation.

Dated 22/04/2021*SSHeeps.*IN WITNESS WHEREOF THE COMMON SEAL OF
COMMUNITY CORPORATION NO. INC.
WAS HERETO AFFIXED IN THE PRESENCE OF

(Authorised Seal Holders)

Keys for Electrical Box

Referring to the previous minutes it was **UNANIMOUSLY** agreed by all property owners that the Electrical Box be kept unlocked.

Strobe light at the Electrical Box

Neil advised that property owners must be aware of the red emergency light at the Electrical Box, and that a Plumber be called if the light is flashing red, as this means that the Chamber needs pumping out, and it is the responsibility of the owners in Units 2, 3, 4 and 5. The Chamber needs cleaning every four years or before, if the strobe light flashes red.

An outside Resident made a request to use the main drive-way

An approach was made by a McLaren Vale Resident, who lives in the street behind Paul and Susan's home, to use the main drive-way to enter the back of his property. After discussion it was **UNANIMOUSLY** agreed by all property owners, to deny any entry along the drive-way to his property.

To allow entry would be encroaching on the private land of Paul and Susan, and other issues including security issues could occur.

Storm water drain at the back of 75a Main Road, McLaren Vale

It was reported by Linda and Paul that there was a problem with the water flooding their properties. The owners were previously notified and the problem will be monitored.

Vegetation along the Drive-way

Owing to the lush growth of the vegetation of so many bushes that were planted together along the side of the drive-way, owners and visitors are complaining about their cars being scratched while driving up and down the drive-way.

It was **UNANIMOUSLY** agreed by all property owners that at this stage, instead of removing all the bushes, that a Contractor be employed to cut the vegetation right back to widen the drive-way. If the vegetation is not cleared right back, no ambulance or fire-brigade will have access to the houses or residents.

Paul offered to obtain several quotes.

Deterioration of the Drive-way

Due to the deterioration of the Drive-way it was **UNANIMOUSLY** agreed by all property owners that quotes be obtained for a Bobcat to level the drive-way and the access to car parking areas, and appropriate road base rubble be laid.

Neil offered to obtain several quotes.

Vote of Thanks

Janette was thanked for taking on the Secretarial duties, since Shaun Mueller sold his property three years ago.

Meeting closed at 10.35 am



Minutes of the General Meeting
Community Corporation 25971 Inc. 73 Main Road, McLaren Vale
held at the home of Neil and Linda Geddes 15 Chalkhill Road, McLaren Vale
on Saturday 13 February 2021 at 10.am

Meeting commenced at 10 a.m.

Present: Janette Ward, Janet Young, Linda Geddes, Neil Geddes, Jarrod Taylor, Susan Heeps, Paul Heeps and Peggy Collins.

Apologies: An apology was received from Peter Lamberg.

Minutes: Minutes of the previous meeting held on 8 July 2012 were read and confirmed.
Moved by Janet Young and seconded by Peggy Collins.

Correspondence In: Nil

Correspondence Out: Nil

Business arising: Bank Account

Since the former General Meeting of the Community Corporation, a bank account was opened at the ANZ Bank McLaren Vale. Signatories are Janet Young and Janette Ward

Secretarial Duties

Janette was asked by Janet, if she would help out by taking on the Secretarial role until the new owners come to live in Shaun and Lizzy's Mueller's house at 5/73 Main Road, and until the next meeting is held.

Janette has now resigned from the position.

Susan has kindly offered to take over the Secretarial duties from Janette until Linda returns from her holiday travels, and then Linda will continue as Secretary.

Janette and Susan will visit the ANZ Bank McLaren Vale and change the signatories from Janette Elizabeth Ward, to Susan Gail Heeps.

The main secretarial duties are to inform the residence of their share of the amount to be paid for AGL and Hocking Insurance, and to pay the accounts before the due date.

Vote of Thanks

A vote of thanks was given by Janette for all the work previously done around the grounds by Peter Lamberg. Peter took on the responsibility of cleaning the whole area for the last ten years.

Clean up around individual homes

It was **UNANIMOUSLY** agreed by all property owners, that all debris around everyone's houses must be cleaned up and removed from the premises to avoid any risk of vermin or fire. Janet mentioned, that it was a big worry for Peter, who could not impress more, upon the responsibility of the houses and the common area be kept safe from fire hazard.

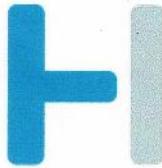
Gate fixtures

In the previous Minutes there was mention of the Gates, which had been removed from the original position when the house for Shaun and Lizzy Mueller was being built.

It was **UNANIMOUSLY** agreed by all property owners, that it is quite acceptable to leave the gates back in the original position.

Pepper Tree and Ash tree

It was decided that these trees need to be trimmed back.
Action will be taken by Neil.



Hancock Insurance Agencies

Address: 178 Main Road, McLaren Vale SA 5171
Postal: PO Box 731, McLaren SA 5171

Authorised representative number 001284230 of Insurance House Pty Ltd
ABN 33 006 500 072
AFSL 240954

COPY

T: (08) 8323 8995
M: 0415 332 344
E: tom@hancockinsure.com.au

Please find below details of your renewal. These details are for reference purposes only and do not limit or modify the actual provisions of your policy. Please refer to your policy document for full details of your cover.

Page 1 of 4

Community Corporation 25971
1-5/ 73 Main Rd,
MCLAREN VALE SA 5171

TAX INVOICE

This document will be a tax invoice for GST when you make payment

Invoice Date: 20/04/2021

Invoice No: 691436

Our Reference: COMM25971

Should you have any queries in relation to this account, please contact your Account Manager
Hancock Insurance Agencies

Class of Policy: Strata Insurance

Insurer: QBE Insurance (Australia) Limited
G P O Box 4323, MELBOURNE VIC 3001
ABN: 78 003 191 035

The Insured: Community Corp No 25971 Inc

RENEWAL

Policy No: CAH0005364

Period of Cover:

From 1/05/2021
to 1/05/2022 at 4:00 pm

Details: See attached schedule for a description of the risk(s) insured

Your Premium:

Premium	UW Levy	F&ES Levy*	GST	Stamp Duty	Broker Fee
\$554.19	\$90.00	\$0.00	\$65.93	\$67.06	\$15.07

* *Where ES relates to State Emergency Services
(Applicable NSW only)

TOTAL \$792.25

(A processing fee applies for Credit Card payments)



Please make cheques payable to Insurance House Pty Ltd



Biller Code: 20362

Ref: 4006898192399585



Pay by credit card (Visa, Mastercard, Amex or Diners)
at www.deft.com.au or
Call 1300 78 11 45. A surcharge may apply.
DEFT Reference Number: 4006898192399585



*498 400689 08192399585

The Insurance House Group

Our Reference: COMM25971
Invoice No: 691436
Due Date: 1/05/2021

Premium	\$554.19
U'writer Levy	\$90.00
F&ES Levy	\$0.00
GST	\$65.93
Stamp Duty	\$67.06
Broker Fee	\$15.07

AMOUNT DUE

\$792.25

Orig. LF 11366686



11:11 29-Mar-2010

2 of 3

Fees: \$0.00

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

**LODGEMENT FOR FILING UNDER
THE COMMUNITY TITLES ACT 1996**

FORM APPROVED BY THE REGISTRAR-GENERAL

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

Prefix
LF
Series No.
2

13

BELOW THIS LINE FOR AGENT USE ONLY

AGENT CODE

Lodged by: WEBBER DAVIES CONVEYANCERS VIE9

Correction to: WEBBER DAVIES CONVEYANCERS VIE9

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

1.
2.
3.
4.

PICK-UP NO.	
CP	25971

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

ITEM(S)	AGENT CODE

CP 25971 DV15

CORRECTION 6.4.2010	PASSED
FILED 14.4.2010 	REGISTRAR-GENERAL

By-Laws
Community Corporation No. 25971
Pursuant to Section 34 of the
Community Titles Act 1996
Lot 101 Main Road McLaren Vale S.A.

73

Certified correctly prepared in accordance with the requirements of the *Community Titles Act 1996*
by the person who prepared the document.

.....

(Signature)

.....
SUSAN MARY DAVIES
(Print FULL name)

.....
178 Main Road
.....
McLaren Vale SA 5171
(Address)

By Laws
Community Corporation No. 25971 Incorporated
Management

Warning

The terms of these By-Laws are binding upon the Community Corporation, the Owners, Occupiers and Lessees of the Community Lots and all persons entering upon the Community Parcel.

These By-Laws relate to the control and preservation of the essence or theme of the Community Corporation and as much may only be amended or revoked by unanimous resolution of the Community Corporation in accordance with Section 39 of the Community Titles Act (Regulations).

If the whole or any part of a provision of these By-Laws is invalid, unenforceable or of illegal intent, it is severed. The remainder of these By-Laws will have full force and effect.

INDEX

<u>Heading</u>	<u>Page No:</u>
Part 1 – Preliminary	4
Part 2 - Mandatory By-Laws	4
Part 3 - Building on Community Lots	5 - 6
Part 4 - Maintenance of Community Lots	6 - 7
Part 5 - The Common Property	7
Part 6 - Building Insurance	7
Part 7 - General Provisions	8
Part 8 - Insurance Obligations & Community Infrastructure	8 - 9

Part 1 – Preliminary

1. Interpretation:

In these By-Laws:

- 1.1 “Act” means the Community Titles Act 1996
- 1.2 “Community Infrastructure” means all roadways, kerbings, paths, paving and all other improvements on the common area.
- 1.3 “Corporation” means Community Corporation No. 25971 Incorporated
- 1.4 “Occupier” of a Lot includes, if the Lot is unoccupied, the owner of the Lot.
- 1.5 “Regulations” means the Community Titles Act Regulations 1996.
- 1.6 “Service Infrastructure” means cables, wires, pipes, sewers, drains, ducts, plant and equipment by which the community lots and Common Property are provided with services.

2. Permitted Use:

- 2.1 Lots 1, 2 and 3 are to be used for residential accommodation and/or tourist accommodation. Lots 4 and 5 are to be used solely for residential accommodation purposes.
- 2.2 There shall be no alterations or additions to the exterior of a building unless they are harmonious and in context with the design and concept of the development as a whole.

Part 2 – Mandatory By-Laws

3. Responsibility of Corporation

- 3.1 The Corporation is responsible for the administration management and control of the Common Property.
- 3.2 The Corporation is responsible for the maintenance repair and replacement of the Service Infrastructure and must regularly service all stormwater silt-traps.
- 3.3 The Corporation is responsible for the maintenance repair and replacement of the Community Infrastructure.

4. Use and Enjoyment of the Common Property

The common property is, subject to the Act and these By-Laws, for the common use of the Occupiers in the Community Scheme and their visitors.

Part 3 – Building on Community Lots

5. The Owner of a Community Lot shall not upon the said Lot or in respect thereof:
 - 5.1 Erect or suffer to be erected or to remain thereon more than one main dwelling house (exclusive of all general domestic outbuildings) in relation to Lots 4 and 5 only.
 - 5.2 Use or permit to be used for any purpose other than the purpose of a single dwelling for residential use only except for Lots 1, 2 and 3 which may be used for residential accommodation and/or tourist accommodation.
 - 5.3 Use or permit to be used that portion of the said land forward of the front alignment of the said dwelling house otherwise than for the purpose of a motor vehicle driveway (constructed of concrete or such other material as the Corporation shall approve in writing which approval shall not be unreasonably withheld) and the balance of the said portion except for the purpose of landscaping and planting and maintaining a lawn.
 - 5.4 Leave or suffer any person to leave not garaged, a motor vehicle or non functioning vehicle for a greater period than seven consecutive days on that portion of the said land forward of the front alignment of the said dwelling house.
 - 5.5 Erect or suffer to be erected or to remain thereon any fence except for a fence built in a proper and workmanlike manner of new materials of either stone, slate, colour bonded metal or wrought iron (“swimming pool” fencing) in colour “soft green” or equivalent.
 - 5.6 Re-subdivide the said land or any part thereof.
 - 5.7 Delay or permit to be delayed the completion of the construction of the said dwelling house after construction of the same has commenced.
 - 5.8 Park or allow to be parked any semi-trailer or other heavy vehicles on the common property or the land except only for the purpose of loading and unloading.
 - 5.9 Whilst the land is in a vacant state allow grass to grow thereon to a height greater than two hundred millimetres or allow rubbish to be deposited or accumulate thereon and wherever the Owner is in breach of this covenant the Corporation at the expense of the Owner may with workmen enter upon the said land and cut grass to or less than the said maximum height and/or remove there from rubbish as aforesaid and the Owner does hereby ratify any such action of the Corporation.
 - 5.10 Erect or suffer to be erected on the said dwelling house an air-conditioner(s) or solar water heating system which is not low profile in appearance and screened from public view so as to minimise visual impact.

- 5.11 Erect or suffer to be erected on the roof of the said dwelling house a satellite dish with a greater diameter than 750 mm, or an external aerial which is not a standard TV aerial and low in profile in appearance and/or which is located on the roof elevation facing the public road.
- 5.12 Erect or suffer to be erected on the said land a rainwater tank which is not in colour bond or painted so as to match or compliment the said dwelling house and which is not located at the rear of the said dwelling house or otherwise screened from public view so as to minimise visual impact.
- 5.13 Erect or suffer to be erected on the said land a clothes line which is not located at the rear of the said dwelling house or otherwise screened from public view so as to minimise visual impact.
- 5.14 Create a garden design that is not in keeping with and maintained to the general standard of the immediate surrounding area.
- 5.15 The keeping of pets is subject to any statutory or council regulations or legislation.

Part 4 – Maintenance of Community Lots

6

6.1 Maintenance and Repair

The Owner of a Community Lot must maintain and keep in good repair buildings and structural improvements on the lot, including paintwork and external finishes.

6.2 Gardens and Landscaping

The Owner of a Community Lot will establish and maintain a garden and landscaping on the lot in accordance with the Continuing Conditions as approved by the City of Onkaparinga.

6.3 Garbage

The owner of a Community Lot must store garbage in an appropriate container that prevents the escape of unpleasant odours and will, on the day nominated for the collection of garbage by the City of Onkaparinga, place the said container on the road verge.

6.4 Prohibition on Disturbance

An owner, occupier or any other person present on a Community Lot must not engage in conduct that unreasonably disturbs the owners or occupiers of another Community Lot, or others who are lawfully thereon.

6.5 Access

The Corporation and its agents will be entitled to access to a Community Lot and to all buildings thereon (if applicable) on giving the Owner reasonable notice (except in an emergency, when no notice will be required) to:

- 6.5.1 ascertain whether any breach of these by-laws has occurred; and
- 6.5.2 remedy a breach of these by-laws (but without being obliged to do so).

6.6 Costs of Remedy of Breach

Any costs incurred by the Corporation in carrying out its rights under by-law 6.5.2 must be paid by the Owner of that Community Lot on demand being made by the Corporation.

Part 5 – The Common Property

All lot owners and occupiers shall have use of the common property to obtain access to their lot.

7 Damage to Common Property

An owner or occupier must not :

- 7.1 deposit any rubbish or waste material on the common property; or
- 7.2 deposit any object or material on the common property.

8 Parking

An owner or occupier must not park a motor vehicle on the common property.

Part 6 – Building Insurance

- 9 The Owner of a Lot must at all times keep current building insurance for all buildings on the Lot, for replacement and/or reinstalment and should a claim against such insurance be made, all monies received must be used for replacement and/or reinstalment of the buildings on the Lot in substantially the same dimensions, designs and exterior colour scheme as the original buildings on the Lot unless consented to by the Corporation.

Part 7 – General Provisions

10 Offences

A person who contravenes or fails to comply with a provision of these By-Laws is guilty of an offence.

Maximum Penalty - \$1,000.00

11 Corporation's Obligations under the Act

- 11.1 Hold annual general meetings
- 11.2 Prepare accounting records of the Corporation's receipts and expenditure and an annual statement of accounts
- 11.3 Have the annual statement of accounts audited
- 11.4 Establish administrative and sinking funds
- 11.5 Maintain a register of the names of the owners of the Lots.

12 Insurance

12.1 Annual Review

The Corporation must review its insurance at least once every year and provide a report on such insurances to the annual general meeting of the Corporation. The annual general meeting must consider, and make a decision as to, whether the insurances are adequate or whether they should be varied.

12.2 New Insurance

The annual general meeting may direct the Corporation to:

- 12.2.1 effect new insurance; and/or
- 12.2.2 vary or extend any existing insurance, and

the Corporation must act on such direction immediately after the annual general meeting.

12.3 Not to Void Insurance

A person must not do anything, without the Corporation's prior approval, which might void or prejudice any insurance effected by the Corporation, or increase any insurance premium payable by the Corporation.

12.4 Insurance of Community Lots

An owner of a community lot must:

- 12.4.1 insure all improvements on their lot for full replacement value; and
- 12.4.2 when requested to do so by the Corporation, provide the Corporation with a copy of the insurance policy, and evidence that the premium has been paid and the policy is current.

13 Community Infrastructure

13.1 Owner's Contributions

Each Owner of a community lot must contribute to the cost of maintenance and repair of the Community Infrastructure. An Owner's contribution will be calculated on the basis of that Owner's lot entitlement specified in the Certificate of Lot Entitlements provided in respect of Community Plan No. 25971 as a proportion of the total lot entitlements.

13.2 Sinking Fund

The Corporation will establish a sinking fund comprising Owner's contributions made under these by-laws. The Corporation must ensure that adequate contributions are made to the fund to enable the Corporation to meet the ongoing costs of maintenance and repair of the Community Infrastructure.

14 Owner's Financial Contributions

14.1 Administrative Fund

The Corporation will establish an administrative fund comprising Owner's contributions made under these by-laws.

14.2 Fixing of Contributions

The Corporation will fix by ordinary resolution in a general meeting the amount of an Owner's contributions to the administrative fund and the sinking fund. Unless the Corporation otherwise determines, an Owner's contribution to the administrative fund will be calculated by reference to that Owner's lot entitlement.

14.3 Payment by Instalments

The Corporation may allow an owner to pay its contributions to the administrative fund or the sinking fund by instalments and may charge interest on any contributions not paid by the due date.

PURPOSE:	PRIMARY COMMUNITY	AREA NAME:	MCLAREN VALE	RE-APPROVED:	 C25971
MAP REF:	6627/21/G	COUNCIL:	CITY OF ONKAPARINGA	ANGELA WESTTHORP 14/04/2010	
LAST PLAN:	F52736	DEVELOPMENT NO:	145/C058/08/001/23812	DEPOSITED:	JENNY COTTNAM 14/04/2010
				SHEET 1 OF 2	17795_text_01_v06_Version_6

AGENT DETAILS:	WEBER FRANKIW & ASSOCIATES 178 MAIN ROAD MCLAREN VALE SA 5171 PH: 83238991 FAX: 83239686	SURVEYORS CERTIFICATION:	I John Weber, a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996 14th day of April 2010 John Leslie Weber Licensed Surveyor
----------------	--	-----------------------------	--

AGENT CODE:	WEBLP
REFERENCE:	2839-01

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5416	753		ALLOTMENT(S)	101	D	46791	WILLUNGA		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
--------	---------------	------	----------	------------	---------	--------------	----------

ANNOTATIONS: THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 06 / 05 / 2009

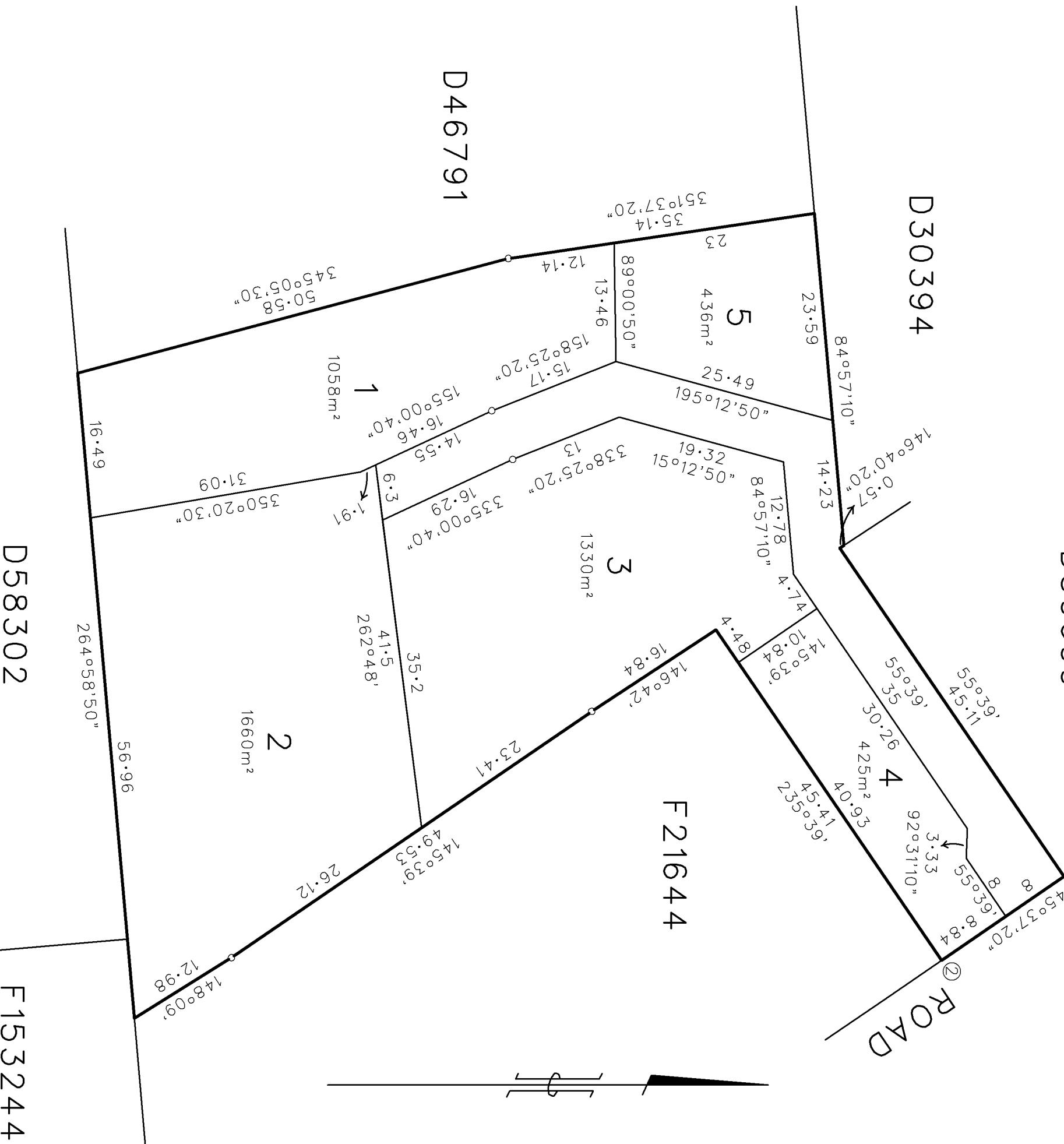
C25971

SHEET 2 OF 2

17795_pland_1_V02_Version_6

BEARING DATUM: (1)-(2) 145°37'20"
DERIVATION: FX52736 ADOPTED

LOCATION PLAN



WEBER FRANKIW AND ASSOCIATES PTY LTD.
Surveying Consultants

Cad Ref:283901com.lcd

178 Main Road McLaren Vale South Australia 5171
Telephone (08) 8323 8991 Facsimile (08) 8323 9686
Email survey@weberfrankiw.com.au
ACN 008 173 957

25971

2

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

CP 25971

THIS IS SHEET 1 OF 1 SHEETS

APPROVED DEPOSITED

19/01/2010

APPLICATION

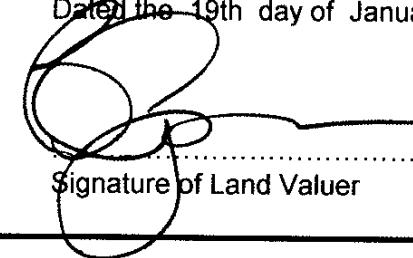
11366655

SCHEDULE OF ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
1	2060	
2	2680	
3	2470	
4	1240	
5	1550	
AGGREGATE	10000	

CERTIFICATE OF LAND VALUER

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

Dated the 19th day of January, 2010.



Signature of Land Valuer

Orig. LF 11366687



11:11 29-Mar-2010

3 of 3

Fees: \$0.00

LANDS TITLES REGISTRATION

OFFICE

SOUTH AUSTRALIA

**LODGEMENT FOR FILING UNDER
THE COMMUNITY TITLES ACT 1996**

FORM APPROVED BY THE REGISTRAR-GENERAL

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

Prefix
LF
Series No.

113

BELOW THIS LINE FOR AGENT USE ONLY

AGENT CODE

Lodged by: WEBBER DAVIES CONVEYANCERS VIE9

Correction to: WEBBER DAVIES CONVEYANCERS VIE9

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

1.
2.
3.
4.

PICK-UP NO.	
CP	25971

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

ITEM(S)	AGENT CODE

CP 25971 DV15

CORRECTION 6.4.2010	PASSED <i>(Signature)</i>
FILED <i>(Signature)</i>	14-4-2010
PRO REGISTRAR-GENERAL	

SCHEME DESCRIPTION

Community Corporation No. 25971
Pursuant to Section 34 of the
Community Titles Act 1996

Lot 104 Main Road McLaren Vale SA
73

Certified correctly prepared in accordance with the requirements of the *Community Titles Act 1996*
by the person who prepared the document.

.....
(Signature)

.....
(Print FULL name)

.....
178 Main Road
.....
McLaren Vale SA 5171
(Address)

INDEX

<u>Heading</u>	<u>Page No:</u>
1. Introduction	3
Description of the Land developed under the Scheme	
2. Nature of the Proposed Development	3
3. Purpose for which the Lots & Common Property may be used	3
4. Standard of buildings and other improvements: - service infrastructure - Garbage collection	3 - 4
5. Estimated date for the completion of the Scheme	4
6. Conditions of Approval	5
7. Endorsement by the relevant Development Authority	5
Annexure A:- Development Approval DA 145/C058/08	6

1. INTRODUCTION:

1.1 This Scheme Description describes Five (5) residential/tourist accommodation lots together with Common Property to be used for access purposes.

1.2 DESCRIPTION OF LAND DEVELOPED UNDER THE SCHEME

The whole of the land comprised in Certificate of Title Register Book Volume 5416 Folio 753 being Allotment 101 in Deposited Plan 46791 of Part Section 157 Hundred of Willunga Main Road McLaren Vale SA 5171.

2. NATURE OF PROPOSED DEVELOPMENT

2.1 The development is comprised of 5 (Five) Community Lots for residential or tourist accommodation use. The Common Property will provide access to these lots from Main Road..

3. PURPOSE FOR WHICH THE LOTS AND COMMON PROPERTY MAY BE USED

3.1 Lots 1 to 3 inclusive are to be used for residential accommodation and/or tourist accommodation purposes. Lots 4 and 5 are to be used solely for residential accommodation purposes. Access to Lot 4 shall be solely by way of the common property.

3.2 The Common Property is to be used by the proprietors and occupiers of the Community Lots and persons authorised by them from time to time in accordance with the By-Laws of the Community Scheme.

3.3 Car parking will not be permitted within the Common Property area. Each lot owner will have their own carport/garage plus an extra car park within each Lot.

4. STANDARD OF BUILDINGS AND OTHER IMPROVEMENTS

4.1 Buildings

The buildings must comply with the Building Code of Australia relevant Australian Standards and the City of Onkaparinga Development Plan and Building rules imposed by Development application number 145-C058-08 and certified as suitable for occupation under the Development Act and Regulations 1993.

4.2 Service Infrastructure

All services are available and are incorporated in the development. They are available to each Lot and are in accordance with the Service Infrastructure Plan.

4.3 Garbage Collection

On the day nominated for the collection of garbage by the City of Onkaparinga, the garbage of the occupiers of the Community Lots shall be stored in appropriate containers (that prevent the escape of unpleasant odours) on the road verge of Main Road.

5. ESTIMATED DATE FOR THE COMPLETION OF THE SCHEME

Practical completion of the Scheme as described above in Nature of Proposed Development is expected by no later than three (3) years from the date of development approval by the City of Onkaparinga.

6 CONDITIONS OF APPROVAL

The scheme has been approved by the planning authorities with the continuing conditions as shown in Annexure A.

7 ENDORSEMENT BY THE RELEVANT DEVELOPMENT AUTHORITY

The City of Onkaparinga Council hereby endorses this Scheme Description in accordance with ~~regulation 45(2)~~ of the Community Titles Act 1996 and confirms that:

1. All the consents or approvals required under the Development Act 1993 in relation to the division of land in accordance with this scheme description and the relevant plan of community division under the Community Titles Act 1996 have been granted.
2. This endorsement does not limit a relevant authority's right to refuse, or to place conditions on, development authorisation under the Development Act 1993 in relation to any other development envisaged by this scheme description.

SIGNED

S. and

Ben Victory.....
As delegate of the City of Onkaparinga

Team Leader (Planning)
Title

Date: 16 December 2008

Page 6 of 6

ANNEXURE A

Development Approval 145/C058/08

2839/01



City of
Onkaparinga

23 December 2008

Mr P A Lamberg and Ms J C Young
C/- Weber Frankiw & Associates
178 Main Rd
MCLAREN VALE SA 5171

Dear Sir/Madam

Development Application No. : 6058/2008
DAC Reference : 145/C058/08
Proposed Development : Community Division (1 into 5)
Location of Proposed Development : 73 Main Road, MCLAREN VALE SA 5171
Property Identification : Allot 101 Sec 157 DP 46791

A Decision Notification Form for the above land division application is attached. You will note that Development Approval has been issued and that conditions may be attached.

You have the right of appeal to the Environment, Resources and Development Court against any conditions imposed on this consent*. Any appeal should be lodged within 2 months after you receive notice of the decision, unless the Court in its discretion allows an extension of time.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide 5000 (Postal Address, GPO Box 2465, Adelaide SA 5001) telephone 8204 0300.

This approval will lapse twelve months after the date of the decision if an application for a Certificate under Section 51 of the Act has not been lodged with the Development Assessment Commission. In addition, the development must be fully or substantially completed within 3 years of the date of the approval. Council may, prior to the end of either period, grant an extension of time to the approval. Any request must be received in writing.

Please contact me if you require any information.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Chelsea Tully'.

Chelsea Tully
Development Officer (Planning)
Telephone: 8384 0637
chetul@onkaparinga.sa.gov.au

cc Mr P A Lamberg and Ms J C Young, 73 Main Rd, MCLAREN VALE SA 5171

Attach.

* Section 86 Development Act
DNLD

■ **Contacts**
Phone (08) 8384 0666
mail@onkaparinga.sa.gov.au
www.onkaparingacity.com
ABN 97 047 258 128

■ **Postal address**
PO Box 1
Noarlunga Centre
South Australia 5168

■ **Noarlunga office**
Ramsay Place
Noarlunga Centre
Fax (08) 8382 8744

■ **Aberfoyle Park office**
The Hub
Aberfoyle Park
Fax (08) 8270 1155

■ **Willunga office**
St Peters Terrace
Willunga
Fax (08) 8556 2641

CITY OF ONKAPARINGA

DECISION NOTIFICATION FORM

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

DEVELOPMENT NUMBER
6058/2008

DAC Reference : 145/C058/08

LAND DIVISION

FOR DEVELOPMENT APPLICATION **DATED:** 09-Apr-2008
REGISTERED ON: 04-Apr-2008

TO:	Mr P A Lamberg and Ms J C Young C/- Weber Frankiw & Associates 178 Main Rd MCLAREN VALE SA 5171
-----	--

LOCATION OF PROPOSED DEVELOPMENT	
PROPERTY DESCRIPTION	Allot 101 Sec 157 DP 46791
PROPERTY ADDRESS	73 Main Road, MCLAREN VALE SA 5171
CERTIFICATE(S) OF TITLE	CT-5416/753

NATURE OF PROPOSED DEVELOPMENT	
Community Division (1 into 5)	

In respect of this proposed development you are informed that:

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
DEVELOPMENT PLAN CONSENT	Granted	1
LAND DIVISION CONSENT	Granted	7
DEVELOPMENT APPROVAL	Granted	8

No work can commence on this development until the Development Assessment Commission has issued a Certificate of Approval pursuant to Section 51 of the Development Act 1993.

Date of Decision: 18-Dec-2008		
Signed: 	<input checked="" type="checkbox"/> Council Chief Executive Officer or Delegate	
Date: 23.12.08	<input checked="" type="checkbox"/> Sheets Attached	

CITY OF ONKAPARINGA

DEVELOPMENT APPLICATION NUMBER : 6058/2008
APPLICANT : Mr P A Lamberg and Ms J C Young
LOCATION : 73 Main Road, MCLAREN VALE SA 5171
PROPOSED DEVELOPMENT : Community Division (1 into 5)
DECISION : Development Approval
DATE OF DECISION : 18-Dec-2008

DEVELOPMENT PLAN CONSENT

Conditions of Consent by Council

1. All development shall be completed in accordance with the plan(s) and documents submitted with and forming part of the Development Application except where varied by the following condition(s).

Conditions of Consent by the Development Assessment Commission

Nil

LAND DIVISION CONSENT

Land Division Conditions

1. Each allotment in the plan of division shall be provided with a connection to Council's Septic Tank Effluent Disposal (STED) Scheme, located within the road reserve approximately 300mm from the property boundary. The design and construction of the connection shall be to the satisfaction of the Council and all work shall be undertaken by the applicant at the applicant's expense prior to the issuing of Section 51 Clearance.
2. "As constructed" drawings in both paper and AutoCad compatible digital forms shall be provided to Council upon practical completion of works. "Contributed Assets" forms shall also be completed and provided to Council.
3. A STEDS connection levy of \$11120 (\$2780 per additional allotment) is to be paid prior to issue of a certificate pursuant to Section 51 of the Development Act. Cheques should be made payable to the City of Onkaparinga.
4. Any easements required for orderly development with adjoining land shall be included on the Final Plan prior to Section 51 clearance.

Statement of Development Assessment Commission Requirements

5. Payment of \$16500.00 shall be made into the Planning and Development Fund (4 lots @ \$4125.00/lot). Cheques shall be made payable and marked "Not Negotiable" to the Development Assessment Commission and payment made on the 5th Floor, Roma Mitchell House, 136 North Terrace, Adelaide, or sent to GPO Box 1815, Adelaide, or via the internet at www.edala.sa.gov.au.
6. The financial, easement and internal drain requirements for water and sewerage services of the SA Water Corporation, if any, being met.
7. A copy of a certified survey plan shall be lodged for Certificate purposes.

Note(s)

1. SA Water advises that pursuant to Section 33 of the Development Act it is necessary for the developer to satisfy this Corporation's requirements, which are listed below.
 - The financial requirements of SA Water shall be met for the provision of water supply.
 - The augmentation requirements of SA Water shall be met.
 - The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.
2. Please note this division may result in changes to the current street number(s). Please contact the authorised officer for confirmation of this.
3. In accordance with Regulation 60(4)(b), Council advises that:
 - Our records show that a dwelling was approved in 1983, a bed and breakfast – dwelling was approved on the land in 2001, and a studio was approved in 2002.
 - The addresses of the proposed sites are as follows
 - 358. Lot 4 = 1/73 Main Road, McLaren Vale
 - 357. Lot 3 = 2/73 Main Road, McLaren Vale
 - 356. Lot 2 = 3/73 Main Road, McLaren Vale
 - 355. Lot 1 = 4/73 Main Road, McLaren Vale
 - 354. Lot 5 = 5/73 Main Road, McLaren Vale



Chelsea Tully
AUTHORISED OFFICER

Dated: 23/12/08

The applicant is reminded to contact Council when all the Council's conditions have been complied with and accordingly, the Development Assessment Commission will then be notified that the Council has no objections to the issue of the Certificate of Approval.

Orig. LF 11366686



11:11 29-Mar-2010

2 of 3

Fees: \$0.00

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

**LODGEMENT FOR FILING UNDER
THE COMMUNITY TITLES ACT 1996**

FORM APPROVED BY THE REGISTRAR-GENERAL

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

Prefix
LF
Series No.
2

13

BELOW THIS LINE FOR AGENT USE ONLY

AGENT CODE

Lodged by: WEBBER DAVIES CONVEYANCERS VIE9

Correction to: WEBBER DAVIES CONVEYANCERS VIE9

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

1.
2.
3.
4.

PICK-UP NO.	
CP	25971

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

ITEM(S)	AGENT CODE

CP 25971 DV15

CORRECTION 6.4.2010	PASSED
FILED 14.4.2010 	REGISTRAR-GENERAL

By-Laws
Community Corporation No. 25971
Pursuant to Section 34 of the
Community Titles Act 1996
Lot 101 Main Road McLaren Vale S.A.

73

Certified correctly prepared in accordance with the requirements of the *Community Titles Act 1996*
by the person who prepared the document.

.....

(Signature)

.....
SUSAN MARY DAVIES
(Print FULL name)

.....
178 Main Road
.....
McLaren Vale SA 5171
(Address)

By Laws
Community Corporation No. 25971 Incorporated
Management

Warning

The terms of these By-Laws are binding upon the Community Corporation, the Owners, Occupiers and Lessees of the Community Lots and all persons entering upon the Community Parcel.

These By-Laws relate to the control and preservation of the essence or theme of the Community Corporation and as much may only be amended or revoked by unanimous resolution of the Community Corporation in accordance with Section 39 of the Community Titles Act (Regulations).

If the whole or any part of a provision of these By-Laws is invalid, unenforceable or of illegal intent, it is severed. The remainder of these By-Laws will have full force and effect.

INDEX

<u>Heading</u>	<u>Page No:</u>
Part 1 – Preliminary	4
Part 2 - Mandatory By-Laws	4
Part 3 - Building on Community Lots	5 - 6
Part 4 - Maintenance of Community Lots	6 - 7
Part 5 - The Common Property	7
Part 6 - Building Insurance	7
Part 7 - General Provisions	8
Part 8 - Insurance Obligations & Community Infrastructure	8 - 9

Part 1 – Preliminary

1. Interpretation:

In these By-Laws:

- 1.1 “Act” means the Community Titles Act 1996
- 1.2 “Community Infrastructure” means all roadways, kerbings, paths, paving and all other improvements on the common area.
- 1.3 “Corporation” means Community Corporation No. 25971 Incorporated
- 1.4 “Occupier” of a Lot includes, if the Lot is unoccupied, the owner of the Lot.
- 1.5 “Regulations” means the Community Titles Act Regulations 1996.
- 1.6 “Service Infrastructure” means cables, wires, pipes, sewers, drains, ducts, plant and equipment by which the community lots and Common Property are provided with services.

2. Permitted Use:

- 2.1 Lots 1, 2 and 3 are to be used for residential accommodation and/or tourist accommodation. Lots 4 and 5 are to be used solely for residential accommodation purposes.
- 2.2 There shall be no alterations or additions to the exterior of a building unless they are harmonious and in context with the design and concept of the development as a whole.

Part 2 – Mandatory By-Laws

3. Responsibility of Corporation

- 3.1 The Corporation is responsible for the administration management and control of the Common Property.
- 3.2 The Corporation is responsible for the maintenance repair and replacement of the Service Infrastructure and must regularly service all stormwater silt-traps.
- 3.3 The Corporation is responsible for the maintenance repair and replacement of the Community Infrastructure.

4. Use and Enjoyment of the Common Property

The common property is, subject to the Act and these By-Laws, for the common use of the Occupiers in the Community Scheme and their visitors.

Part 3 – Building on Community Lots

5. The Owner of a Community Lot shall not upon the said Lot or in respect thereof:
 - 5.1 Erect or suffer to be erected or to remain thereon more than one main dwelling house (exclusive of all general domestic outbuildings) in relation to Lots 4 and 5 only.
 - 5.2 Use or permit to be used for any purpose other than the purpose of a single dwelling for residential use only except for Lots 1, 2 and 3 which may be used for residential accommodation and/or tourist accommodation.
 - 5.3 Use or permit to be used that portion of the said land forward of the front alignment of the said dwelling house otherwise than for the purpose of a motor vehicle driveway (constructed of concrete or such other material as the Corporation shall approve in writing which approval shall not be unreasonably withheld) and the balance of the said portion except for the purpose of landscaping and planting and maintaining a lawn.
 - 5.4 Leave or suffer any person to leave not garaged, a motor vehicle or non functioning vehicle for a greater period than seven consecutive days on that portion of the said land forward of the front alignment of the said dwelling house.
 - 5.5 Erect or suffer to be erected or to remain thereon any fence except for a fence built in a proper and workmanlike manner of new materials of either stone, slate, colour bonded metal or wrought iron (“swimming pool” fencing) in colour “soft green” or equivalent.
 - 5.6 Re-subdivide the said land or any part thereof.
 - 5.7 Delay or permit to be delayed the completion of the construction of the said dwelling house after construction of the same has commenced.
 - 5.8 Park or allow to be parked any semi-trailer or other heavy vehicles on the common property or the land except only for the purpose of loading and unloading.
 - 5.9 Whilst the land is in a vacant state allow grass to grow thereon to a height greater than two hundred millimetres or allow rubbish to be deposited or accumulate thereon and wherever the Owner is in breach of this covenant the Corporation at the expense of the Owner may with workmen enter upon the said land and cut grass to or less than the said maximum height and/or remove there from rubbish as aforesaid and the Owner does hereby ratify any such action of the Corporation.
 - 5.10 Erect or suffer to be erected on the said dwelling house an air-conditioner(s) or solar water heating system which is not low profile in appearance and screened from public view so as to minimise visual impact.

- 5.11 Erect or suffer to be erected on the roof of the said dwelling house a satellite dish with a greater diameter than 750 mm, or an external aerial which is not a standard TV aerial and low in profile in appearance and/or which is located on the roof elevation facing the public road.
- 5.12 Erect or suffer to be erected on the said land a rainwater tank which is not in colour bond or painted so as to match or compliment the said dwelling house and which is not located at the rear of the said dwelling house or otherwise screened from public view so as to minimise visual impact.
- 5.13 Erect or suffer to be erected on the said land a clothes line which is not located at the rear of the said dwelling house or otherwise screened from public view so as to minimise visual impact.
- 5.14 Create a garden design that is not in keeping with and maintained to the general standard of the immediate surrounding area.
- 5.15 The keeping of pets is subject to any statutory or council regulations or legislation.

Part 4 – Maintenance of Community Lots

6

6.1 Maintenance and Repair

The Owner of a Community Lot must maintain and keep in good repair buildings and structural improvements on the lot, including paintwork and external finishes.

6.2 Gardens and Landscaping

The Owner of a Community Lot will establish and maintain a garden and landscaping on the lot in accordance with the Continuing Conditions as approved by the City of Onkaparinga.

6.3 Garbage

The owner of a Community Lot must store garbage in an appropriate container that prevents the escape of unpleasant odours and will, on the day nominated for the collection of garbage by the City of Onkaparinga, place the said container on the road verge.

6.4 Prohibition on Disturbance

An owner, occupier or any other person present on a Community Lot must not engage in conduct that unreasonably disturbs the owners or occupiers of another Community Lot, or others who are lawfully thereon.

6.5 Access

The Corporation and its agents will be entitled to access to a Community Lot and to all buildings thereon (if applicable) on giving the Owner reasonable notice (except in an emergency, when no notice will be required) to:

- 6.5.1 ascertain whether any breach of these by-laws has occurred; and
- 6.5.2 remedy a breach of these by-laws (but without being obliged to do so).

6.6 Costs of Remedy of Breach

Any costs incurred by the Corporation in carrying out its rights under by-law 6.5.2 must be paid by the Owner of that Community Lot on demand being made by the Corporation.

Part 5 – The Common Property

All lot owners and occupiers shall have use of the common property to obtain access to their lot.

7 Damage to Common Property

An owner or occupier must not :

- 7.1 deposit any rubbish or waste material on the common property; or
- 7.2 deposit any object or material on the common property.

8 Parking

An owner or occupier must not park a motor vehicle on the common property.

Part 6 – Building Insurance

- 9 The Owner of a Lot must at all times keep current building insurance for all buildings on the Lot, for replacement and/or reinstalment and should a claim against such insurance be made, all monies received must be used for replacement and/or reinstalment of the buildings on the Lot in substantially the same dimensions, designs and exterior colour scheme as the original buildings on the Lot unless consented to by the Corporation.

Part 7 – General Provisions

10 Offences

A person who contravenes or fails to comply with a provision of these By-Laws is guilty of an offence.

Maximum Penalty - \$1,000.00

11 Corporation's Obligations under the Act

- 11.1 Hold annual general meetings
- 11.2 Prepare accounting records of the Corporation's receipts and expenditure and an annual statement of accounts
- 11.3 Have the annual statement of accounts audited
- 11.4 Establish administrative and sinking funds
- 11.5 Maintain a register of the names of the owners of the Lots.

12 Insurance

12.1 Annual Review

The Corporation must review its insurance at least once every year and provide a report on such insurances to the annual general meeting of the Corporation. The annual general meeting must consider, and make a decision as to, whether the insurances are adequate or whether they should be varied.

12.2 New Insurance

The annual general meeting may direct the Corporation to:

- 12.2.1 effect new insurance; and/or
- 12.2.2 vary or extend any existing insurance, and

the Corporation must act on such direction immediately after the annual general meeting.

12.3 Not to Void Insurance

A person must not do anything, without the Corporation's prior approval, which might void or prejudice any insurance effected by the Corporation, or increase any insurance premium payable by the Corporation.

12.4 Insurance of Community Lots

An owner of a community lot must:

- 12.4.1 insure all improvements on their lot for full replacement value; and
- 12.4.2 when requested to do so by the Corporation, provide the Corporation with a copy of the insurance policy, and evidence that the premium has been paid and the policy is current.

13 Community Infrastructure

13.1 Owner's Contributions

Each Owner of a community lot must contribute to the cost of maintenance and repair of the Community Infrastructure. An Owner's contribution will be calculated on the basis of that Owner's lot entitlement specified in the Certificate of Lot Entitlements provided in respect of Community Plan No. 25971 as a proportion of the total lot entitlements.

13.2 Sinking Fund

The Corporation will establish a sinking fund comprising Owner's contributions made under these by-laws. The Corporation must ensure that adequate contributions are made to the fund to enable the Corporation to meet the ongoing costs of maintenance and repair of the Community Infrastructure.

14 Owner's Financial Contributions

14.1 Administrative Fund

The Corporation will establish an administrative fund comprising Owner's contributions made under these by-laws.

14.2 Fixing of Contributions

The Corporation will fix by ordinary resolution in a general meeting the amount of an Owner's contributions to the administrative fund and the sinking fund. Unless the Corporation otherwise determines, an Owner's contribution to the administrative fund will be calculated by reference to that Owner's lot entitlement.

14.3 Payment by Instalments

The Corporation may allow an owner to pay its contributions to the administrative fund or the sinking fund by instalments and may charge interest on any contributions not paid by the due date.

Orig. LF 11366687



11:11 29-Mar-2010

3 of 3

Fees: \$0.00

LANDS TITLES REGISTRATION

OFFICE

SOUTH AUSTRALIA

**LODGEMENT FOR FILING UNDER
THE COMMUNITY TITLES ACT 1996**

FORM APPROVED BY THE REGISTRAR-GENERAL

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

Prefix
LF
Series No.

113

BELOW THIS LINE FOR AGENT USE ONLY

AGENT CODE

Lodged by: WEBBER DAVIES CONVEYANCERS VIE9

Correction to: WEBBER DAVIES CONVEYANCERS VIE9

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

1.
2.
3.
4.

PICK-UP NO.	
CP	25971

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

ITEM(S)	AGENT CODE

CP 25971 DV15

CORRECTION 6.4.2010	PASSED <i>(Signature)</i>
FILED <i>(Signature)</i>	14-4-2010
PRO REGISTRAR-GENERAL	

SCHEME DESCRIPTION

Community Corporation No. 25971
Pursuant to Section 34 of the
Community Titles Act 1996

Lot 104 Main Road McLaren Vale SA
73

Certified correctly prepared in accordance with the requirements of the *Community Titles Act 1996*
by the person who prepared the document.

.....
(Signature)

.....
(Print FULL name)

.....
178 Main Road
.....
McLaren Vale SA 5171
(Address)

INDEX

<u>Heading</u>	<u>Page No:</u>
1. Introduction	3
Description of the Land developed under the Scheme	
2. Nature of the Proposed Development	3
3. Purpose for which the Lots & Common Property may be used	3
4. Standard of buildings and other improvements: - service infrastructure - Garbage collection	3 - 4
5. Estimated date for the completion of the Scheme	4
6. Conditions of Approval	5
7. Endorsement by the relevant Development Authority	5
Annexure A:- Development Approval DA 145/C058/08	6

1. INTRODUCTION:

1.1 This Scheme Description describes Five (5) residential/tourist accommodation lots together with Common Property to be used for access purposes.

1.2 DESCRIPTION OF LAND DEVELOPED UNDER THE SCHEME

The whole of the land comprised in Certificate of Title Register Book Volume 5416 Folio 753 being Allotment 101 in Deposited Plan 46791 of Part Section 157 Hundred of Willunga Main Road McLaren Vale SA 5171.

2. NATURE OF PROPOSED DEVELOPMENT

2.1 The development is comprised of 5 (Five) Community Lots for residential or tourist accommodation use. The Common Property will provide access to these lots from Main Road..

3. PURPOSE FOR WHICH THE LOTS AND COMMON PROPERTY MAY BE USED

3.1 Lots 1 to 3 inclusive are to be used for residential accommodation and/or tourist accommodation purposes. Lots 4 and 5 are to be used solely for residential accommodation purposes. Access to Lot 4 shall be solely by way of the common property.

3.2 The Common Property is to be used by the proprietors and occupiers of the Community Lots and persons authorised by them from time to time in accordance with the By-Laws of the Community Scheme.

3.3 Car parking will not be permitted within the Common Property area. Each lot owner will have their own carport/garage plus an extra car park within each Lot.

4. STANDARD OF BUILDINGS AND OTHER IMPROVEMENTS

4.1 Buildings

The buildings must comply with the Building Code of Australia relevant Australian Standards and the City of Onkaparinga Development Plan and Building rules imposed by Development application number 145-C058-08 and certified as suitable for occupation under the Development Act and Regulations 1993.

4.2 Service Infrastructure

All services are available and are incorporated in the development. They are available to each Lot and are in accordance with the Service Infrastructure Plan.

4.3 Garbage Collection

On the day nominated for the collection of garbage by the City of Onkaparinga, the garbage of the occupiers of the Community Lots shall be stored in appropriate containers (that prevent the escape of unpleasant odours) on the road verge of Main Road.

5. ESTIMATED DATE FOR THE COMPLETION OF THE SCHEME

Practical completion of the Scheme as described above in Nature of Proposed Development is expected by no later than three (3) years from the date of development approval by the City of Onkaparinga.

6 CONDITIONS OF APPROVAL

The scheme has been approved by the planning authorities with the continuing conditions as shown in Annexure A.

7 ENDORSEMENT BY THE RELEVANT DEVELOPMENT AUTHORITY

The City of Onkaparinga Council hereby endorses this Scheme Description in accordance with ~~regulation 45(2)~~ of the Community Titles Act 1996 and confirms that:

1. All the consents or approvals required under the Development Act 1993 in relation to the division of land in accordance with this scheme description and the relevant plan of community division under the Community Titles Act 1996 have been granted.
2. This endorsement does not limit a relevant authority's right to refuse, or to place conditions on, development authorisation under the Development Act 1993 in relation to any other development envisaged by this scheme description.

SIGNED

S. and

Ben Victory.....
As delegate of the City of Onkaparinga

Team Leader (Planning)
Title

Date: 16 December 2008

Page 6 of 6

ANNEXURE A

Development Approval 145/C058/08

2839/01



City of
Onkaparinga

23 December 2008

Mr P A Lamberg and Ms J C Young
C/- Weber Frankiw & Associates
178 Main Rd
MCLAREN VALE SA 5171

Dear Sir/Madam

Development Application No. : 6058/2008
DAC Reference : 145/C058/08
Proposed Development : Community Division (1 into 5)
Location of Proposed Development : 73 Main Road, MCLAREN VALE SA 5171
Property Identification : Allot 101 Sec 157 DP 46791

A Decision Notification Form for the above land division application is attached. You will note that Development Approval has been issued and that conditions may be attached.

You have the right of appeal to the Environment, Resources and Development Court against any conditions imposed on this consent*. Any appeal should be lodged within 2 months after you receive notice of the decision, unless the Court in its discretion allows an extension of time.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide 5000 (Postal Address, GPO Box 2465, Adelaide SA 5001) telephone 8204 0300.

This approval will lapse twelve months after the date of the decision if an application for a Certificate under Section 51 of the Act has not been lodged with the Development Assessment Commission. In addition, the development must be fully or substantially completed within 3 years of the date of the approval. Council may, prior to the end of either period, grant an extension of time to the approval. Any request must be received in writing.

Please contact me if you require any information.

Yours sincerely

A handwritten signature in black ink.

Chelsea Tully
Development Officer (Planning)
Telephone: 8384 0637
chetul@onkaparinga.sa.gov.au

cc Mr P A Lamberg and Ms J C Young, 73 Main Rd, MCLAREN VALE SA 5171

Attach.

* Section 86 Development Act
DNLD

■ **Contacts**
Phone (08) 8384 0666
mail@onkaparinga.sa.gov.au
www.onkaparingacity.com
ABN 97 047 258 128

■ **Postal address**
PO Box 1
Noarlunga Centre
South Australia 5168

■ **Noarlunga office**
Ramsay Place
Noarlunga Centre
Fax (08) 8382 8744

■ **Aberfoyle Park office**
The Hub
Aberfoyle Park
Fax (08) 8270 1155

■ **Willunga office**
St Peters Terrace
Willunga
Fax (08) 8556 2641

CITY OF ONKAPARINGA

DECISION NOTIFICATION FORM

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

DEVELOPMENT NUMBER
6058/2008

DAC Reference : 145/C058/08

LAND DIVISION

FOR DEVELOPMENT APPLICATION **DATED:** 09-Apr-2008
REGISTERED ON: 04-Apr-2008

TO:	Mr P A Lamberg and Ms J C Young C/- Weber Frankiw & Associates 178 Main Rd MCLAREN VALE SA 5171
------------	--

LOCATION OF PROPOSED DEVELOPMENT	
PROPERTY DESCRIPTION	Allot 101 Sec 157 DP 46791
PROPERTY ADDRESS	73 Main Road, MCLAREN VALE SA 5171
CERTIFICATE(S) OF TITLE	CT-5416/753

NATURE OF PROPOSED DEVELOPMENT	
Community Division (1 into 5)	

In respect of this proposed development you are informed that:

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
DEVELOPMENT PLAN CONSENT	Granted	1
LAND DIVISION CONSENT	Granted	7
DEVELOPMENT APPROVAL	Granted	8

No work can commence on this development until the Development Assessment Commission has issued a Certificate of Approval pursuant to Section 51 of the Development Act 1993.

Date of Decision: 18-Dec-2008	
Signed: 	<input checked="" type="checkbox"/> Council Chief Executive Officer or Delegate
Date: 23.12.08	<input checked="" type="checkbox"/> Sheets Attached

CITY OF ONKAPARINGA

DEVELOPMENT APPLICATION NUMBER : 6058/2008
APPLICANT : Mr P A Lamberg and Ms J C Young
LOCATION : 73 Main Road, MCLAREN VALE SA 5171
PROPOSED DEVELOPMENT : Community Division (1 into 5)
DECISION : Development Approval
DATE OF DECISION : 18-Dec-2008

DEVELOPMENT PLAN CONSENT

Conditions of Consent by Council

1. All development shall be completed in accordance with the plan(s) and documents submitted with and forming part of the Development Application except where varied by the following condition(s).

Conditions of Consent by the Development Assessment Commission

Nil

LAND DIVISION CONSENT

Land Division Conditions

1. Each allotment in the plan of division shall be provided with a connection to Council's Septic Tank Effluent Disposal (STED) Scheme, located within the road reserve approximately 300mm from the property boundary. The design and construction of the connection shall be to the satisfaction of the Council and all work shall be undertaken by the applicant at the applicant's expense prior to the issuing of Section 51 Clearance.
2. "As constructed" drawings in both paper and AutoCad compatible digital forms shall be provided to Council upon practical completion of works. "Contributed Assets" forms shall also be completed and provided to Council.
3. A STEDS connection levy of \$11120 (\$2780 per additional allotment) is to be paid prior to issue of a certificate pursuant to Section 51 of the Development Act. Cheques should be made payable to the City of Onkaparinga.
4. Any easements required for orderly development with adjoining land shall be included on the Final Plan prior to Section 51 clearance.

Statement of Development Assessment Commission Requirements

5. Payment of \$16500.00 shall be made into the Planning and Development Fund (4 lots @ \$4125.00/lot). Cheques shall be made payable and marked "Not Negotiable" to the Development Assessment Commission and payment made on the 5th Floor, Roma Mitchell House, 136 North Terrace, Adelaide, or sent to GPO Box 1815, Adelaide, or via the internet at www.edala.sa.gov.au.
6. The financial, easement and internal drain requirements for water and sewerage services of the SA Water Corporation, if any, being met.
7. A copy of a certified survey plan shall be lodged for Certificate purposes.

Note(s)

1. SA Water advises that pursuant to Section 33 of the Development Act it is necessary for the developer to satisfy this Corporation's requirements, which are listed below.
 - The financial requirements of SA Water shall be met for the provision of water supply.
 - The augmentation requirements of SA Water shall be met.
 - The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.
2. Please note this division may result in changes to the current street number(s). Please contact the authorised officer for confirmation of this.
3. In accordance with Regulation 60(4)(b), Council advises that:
 - Our records show that a dwelling was approved in 1983, a bed and breakfast – dwelling was approved on the land in 2001, and a studio was approved in 2002.
 - The addresses of the proposed sites are as follows
 - 358. Lot 4 = 1/73 Main Road, McLaren Vale
 - 357. Lot 3 = 2/73 Main Road, McLaren Vale
 - 356. Lot 2 = 3/73 Main Road, McLaren Vale
 - 355. Lot 1 = 4/73 Main Road, McLaren Vale
 - 354. Lot 5 = 5/73 Main Road, McLaren Vale



Chelsea Tully
AUTHORISED OFFICER

Dated: 23/12/08

The applicant is reminded to contact Council when all the Council's conditions have been complied with and accordingly, the Development Assessment Commission will then be notified that the Council has no objections to the issue of the Certificate of Approval.

PURPOSE:	PRIMARY COMMUNITY	AREA NAME:	MCLAREN VALE	RE-APPROVED:	 C25971
MAP REF:	6627/21/G	COUNCIL:	CITY OF ONKAPARINGA	ANGELA WESTTHORP 14/04/2010	
LAST PLAN:	F52736	DEVELOPMENT NO:	145/C058/08/001/23812	DEPOSITED:	JENNY COTTNAM 14/04/2010
				SHEET 1 OF 2	17795_text_01_v06_Version_6

AGENT DETAILS:	WEBER FRANKIW & ASSOCIATES 178 MAIN ROAD MCLAREN VALE SA 5171 PH: 83238991 FAX: 83239686	SURVEYORS CERTIFICATION:	I John Weber, a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996 14th day of April 2010 John Leslie Weber Licensed Surveyor
AGENT CODE:	WEBLP		
REFERENCE:	2839-01		

SUBJECT TITLE DETAILS:										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5416	753		ALLOTMENT(S)	101	D	46791	WILLUNGA		
OTHER TITLES AFFECTED:										

EASEMENT DETAILS:									
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION		

ANNOTATIONS: THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 06 / 05 / 2009									
---	--	--	--	--	--	--	--	--	--

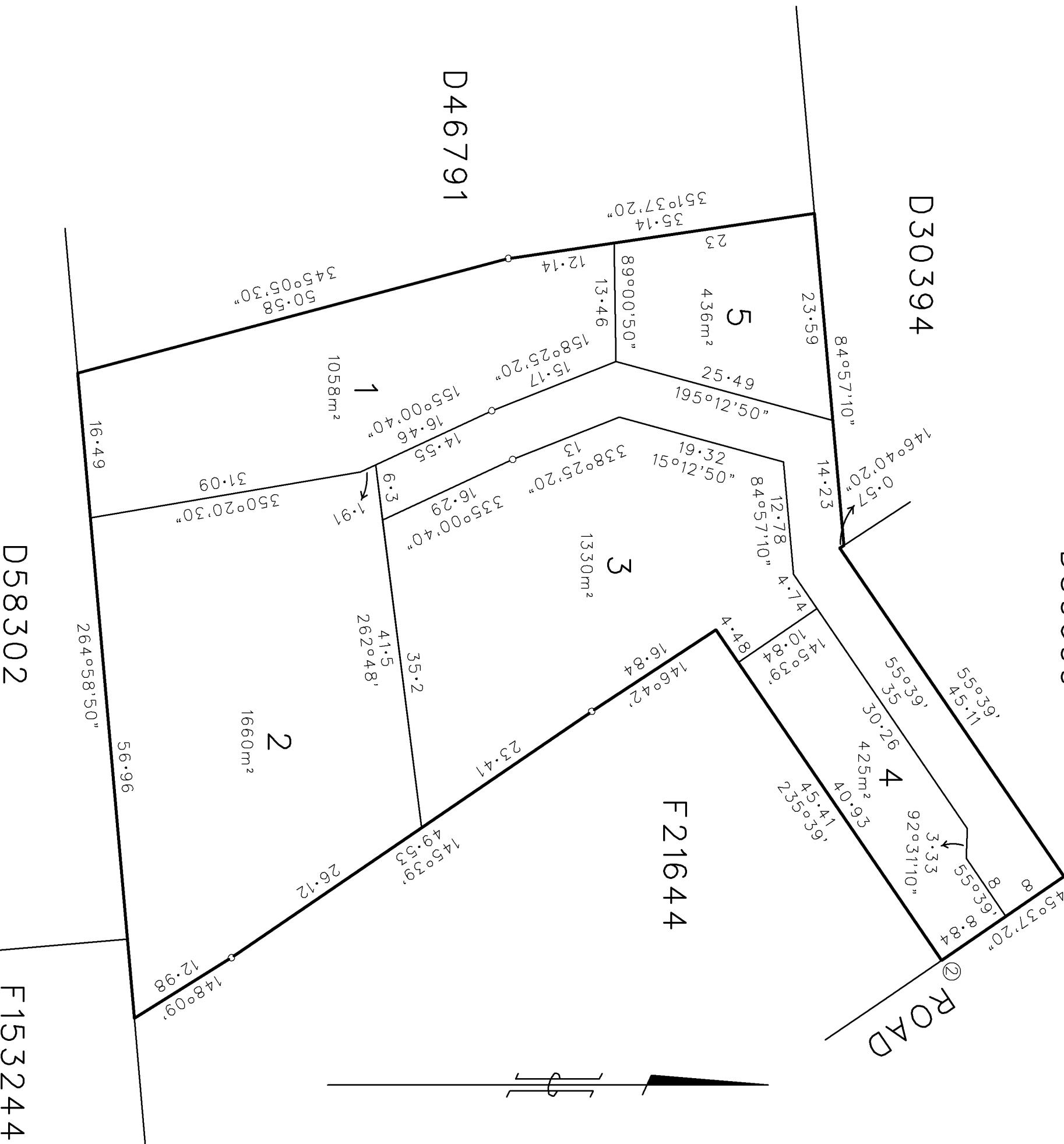
C25971

SHEET 2 OF 2

17795_pland_1_V02_Version_6

BEARING DATUM: (1)-(2) 145°37'20"
DERIVATION: FX52736 ADOPTED

LOCATION PLAN



WEBER FRANKIW AND ASSOCIATES PTY.LTD.
Surveying Consultants

Cad Ref:283901com.lcd

178 Main Road McLaren Vale South Australia 5171
Telephone (08) 8323 8991 Facsimile (08) 8323 9686
Email survey@weberfrankiw.com.au
ACN 008 173 957

25971

2

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

CP 25971

THIS IS SHEET 1 OF 1 SHEETS

APPROVED DEPOSITED

19/01/2010

APPLICATION

11366655

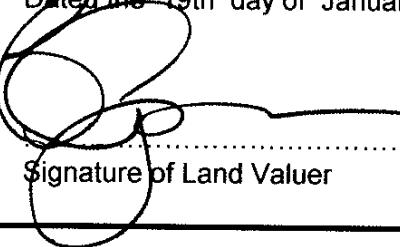
SCHEDULE OF ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
1	2060	
2	2680	
3	2470	
4	1240	
5	1550	
AGGREGATE	10000	

CERTIFICATE OF LAND VALUER

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

Dated the 19th day of January, 2010.

Signature of Land Valuer





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:

2728938

NL CONVEYANCERS PTY LTD
POST OFFICE BOX 295
SELLICKS BEACH SA 5174

DATE OF ISSUE

11/11/2025

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME			
18878305	A MOWSER & K PARKER			
PROPERTY DESCRIPTION				
5 / 73 MAIN RD / MCLAREN VALE SA 5171 / LT 5 C25971				
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
1333704502	CT 6056/923	\$820,000.00	R4 1.000	RE 0.400
LEVY DETAILS:				
FINANCIAL YEAR				
2025-2026				
FIXED CHARGE				
+ VARIABLE CHARGE				
- REMISSION				
- CONCESSION				
+ ARREARS / - PAYMENTS				
= AMOUNT PAYABLE				
\$ 50.00				
\$ 277.45				
\$ 166.95				
\$ 0.00				
\$ -160.50				
\$ 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

09/02/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

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: contactus@revenuesa.sa.gov.au
Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Biller Code: 456285 Ref: 7010992415</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 © Registered to BPAY Pty Ltd ABN 69 079 137 518</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: Please refer below.</p> <p>Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
---	--	--

ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.



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: 2728938

NL CONVEYANCERS PTY LTD
POST OFFICE BOX 295
SELLICKS BEACH SA 5174

DATE OF ISSUE

11/11/2025

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME
A MOWSER & K PARKER

FINANCIAL YEAR
2025-2026

PROPERTY DESCRIPTION

5 / 73 MAIN RD / MCLAREN VALE SA 5171 / LT 5 C25971

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
1333704502	CT 6056/923	\$385,000.00	0.0436 HA

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

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

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

ON OR BEFORE 09/02/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

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: contactus@revenuesa.sa.gov.au
Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW



Biller Code: 456293
Ref: 7010992324

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
© Registered to BPAY Pty Ltd
ABN 69 079 137 518



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:
Please refer below.

Revenue SA
Locked Bag 555
ADELAIDE SA 5001

ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

Account Number L.T.O Reference Date of issue Agent No. Receipt No.
 13 33704 50 2 CT6056923 11/11/2025 7849 2728938

NICOLE JAY LEAVEY 2
 PO BOX 295
 SELLICKS BEACH SA 5174
 nic.ellis@nicheconvey.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: K D PARKER & A J MOWSER
 Location: U5 73 MAIN RD MCLAREN VALE LT 5 C25971
 Description: 7HDG Capital \$ 820 000
 Value:
 Rating: Residential

Periodic charges

Raised in current years to 30/9/2025

		\$
	Arrears as at: 30/6/2025	: 0.00
Water main available:	1/7/2010	Water rates : 82.30
Sewer main available:		Sewer rates : 0.00
		Water use : 109.63
		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 : 191.93CR
		Balance outstanding : 0.00

Degree of concession: 00.00%

Recovery action taken: FULLY PAID

Next quarterly charges: Water supply: 82.30 Sewer: 0.00 Bill: 3/12/2025

A sewer main is not available to this property.

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

The last Water Use Year ended on 22/05/2025.

MAINS WATER USE CHARGE of \$143.55 should be added to the Balance Outstanding above.

From 1/7/2015, Save the River Murray Levy charges no longer apply.



Government of
South Australia

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

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

The property owner is currently using SA Water Corporation's direct debit system to pay water and sewer charges. Please advise the customer to make arrangements to cease the current direct debit payment method prior to property settlement.

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

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.



**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

South Australian Water Corporation

Name:
K D PARKER & A J MOWSER

Water & Sewer Account
Acct. No.: 13 33704 50 2

Amount: _____

Address:
U5 73 MAIN RD MCLAREN VALE LT 5
C25971

Payment Options

EFT**EFT Payment**

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 1333704502



Biller code: 8888
Ref: 1333704502

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: 1333704502



**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