

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5467 Folio 647

Parent Title(s) CT 5349/438
Creating Dealing(s) RTU 8343144
Title Issued 05/11/1997 **Edition** 9 **Edition Issued** 17/04/2025

Estate Type

FEE SIMPLE

Registered Proprietor

KRISTA KAY GRIFFITHS
OF 1 WESTBURY COURT WOODCROFT SA 5162

Description of Land

ALLOTMENT 100 DEPOSITED PLAN 47979
IN THE AREA NAMED WOODCROFT
HUNDRED OF NOARLUNGA

Easements

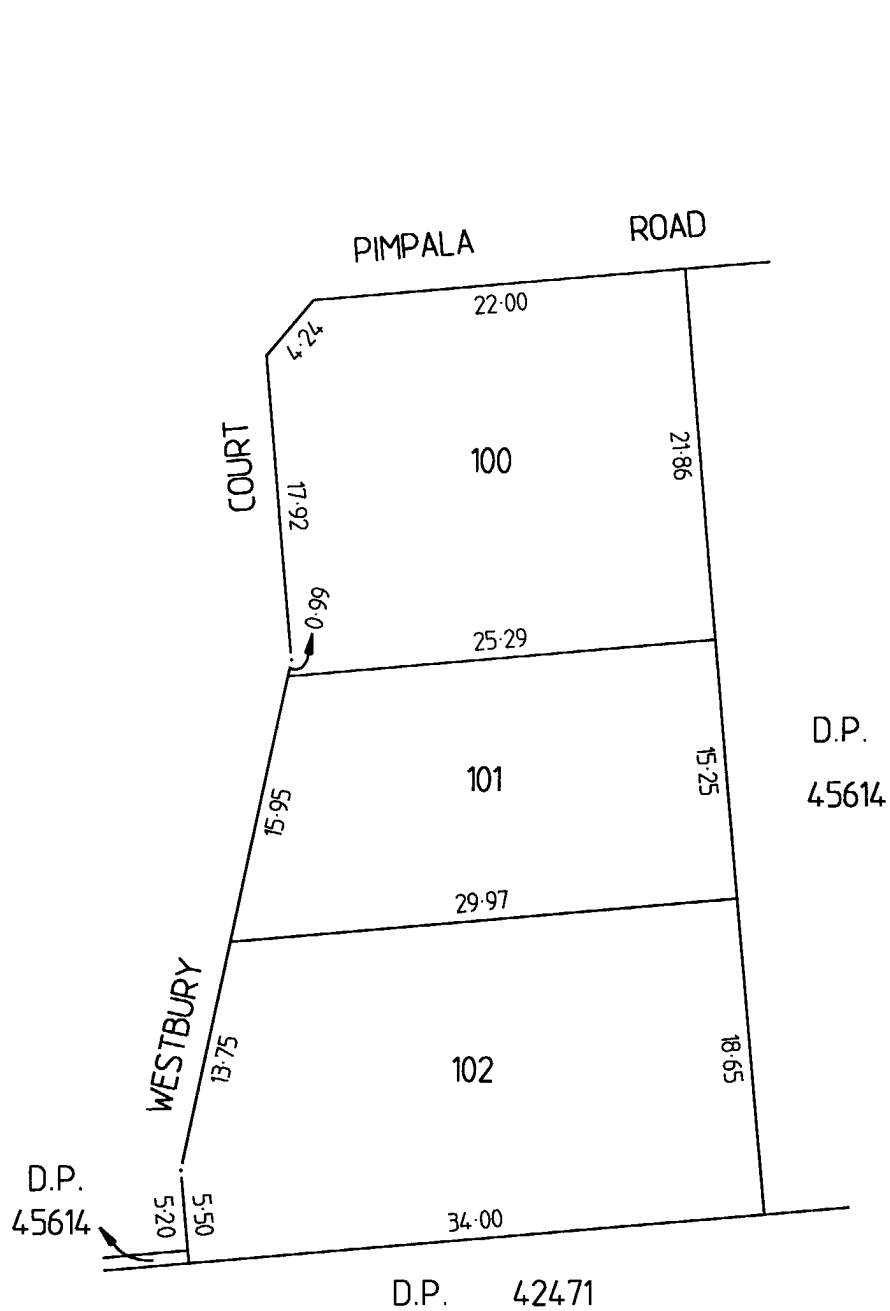
NIL

Schedule of Dealings

Dealing Number	Description
8305459	ENCUMBRANCE TO ABSOLUTE AIM PTY. LTD. (SINGLE COPY ONLY)

Notations

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



0 4 8 12 16 Metres

Certificate of Title

Title Reference CT 5467/647
Status CURRENT
Easement NO
Owner Number 20379708
Address for Notices 1 WESTBURY CT WOODCROFT, SA 5162
Area 542m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

KRISTA KAY GRIFFITHS
OF 1 WESTBURY COURT WOODCROFT SA 5162

Description of Land

ALLOTMENT 100 DEPOSITED PLAN 47979
IN THE AREA NAMED WOODCROFT
HUNDRED OF NOARLUNGA

Last Sale Details

Dealing Reference TRANSFER (T) 14503063
Dealing Date 11/04/2025
Sale Price \$0
Sale Type PURSUANT TO A WILL

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
ENCUMBRANCE	8305459	ABSOLUTE AIM PTY. LTD.

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
8683736629	CURRENT	1 WESTBURY COURT, WOODCROFT, SA 5162

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	8683736629
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/1998
Property Location	1 WESTBURY COURT, WOODCROFT, SA 5162
Local Government	ONKAPARINGA
Owner Names	KRISTA KAY GRIFFITHS
Owner Number	20379708
Address for Notices	1 WESTBURY CT WOODCROFT, SA 5162
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	7HDG PER V
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D47979 ALLOTMENT 100	CT 5467/647

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$410,000	\$890,000			
Previous	\$325,000	\$830,000			

Building Details

Valuation Number	8683736629
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Building Style	Conventional
Year Built	1998
Building Condition	Good
Wall Construction	Rendered
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	241 sqm
Number of Main Rooms	7

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

Certificate of Title

Title Reference: CT 5467/647

Status: CURRENT

Parent Title(s): CT 5349/438

Dealing(s) Creating Title: RTU 8343144

Title Issued: 05/11/1997

Edition: 9

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
11/04/2025	17/04/2025	14503063	TRANSFER	REGISTERED	KRISTA KAY GRIFFITHS
08/04/2025	11/04/2025	14499881	TRANSMISSION APPLICATION	REGISTERED	ANNA ANDJELKOVIC (DECD), KRISTA KAY GRIFFITHS (EXEC)
04/02/2025	10/02/2025	14457117	TRANSFER	REGISTERED	KRISTA KAY GRIFFITHS, ANNA ANDJELKOVIC
20/01/2025	23/01/2025	14446832	TRANSFER	REGISTERED	ANNA ANDJELKOVIC, KRISTA KAY GRIFFITHS
20/01/2025	23/01/2025	14446831	DISCHARGE OF MORTGAGE	REGISTERED	13950696
03/01/2023	06/01/2023	13950696	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION (ACN: 007 457 141)
03/01/2023	06/01/2023	13950695	DISCHARGE OF MORTGAGE	REGISTERED	13759922
07/04/2022	12/04/2022	13759922	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
07/04/2022	12/04/2022	13759921	TRANSFER	REGISTERED	LINDA GAYE BARNETT, PAUL ROBERT BARNETT
07/04/2022	12/04/2022	13759920	DISCHARGE OF MORTGAGE	REGISTERED	10583098
10/11/2006	15/11/2006	10583098	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.
10/11/2006	15/11/2006	10583097	TRANSFER	REGISTERED	GARRY RICHARD COBB
10/11/2006	15/11/2006	10583096	DISCHARGE OF MORTGAGE	REGISTERED	8477251
02/12/1999	14/12/1999	8796318	WITHDRAWAL OF CAVEAT	REGISTERED	8477252

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
23/04/1998	29/04/1998	8477252	CAVEAT	REGISTERED	AVJENNINGS LTD.
23/04/1998	29/04/1998	8477251	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION
23/04/1998	29/04/1998	8477250	TRANSFER	REGISTERED	ROBERT IAN PAUL
02/06/1997	24/06/1997	8305459	ENCUMBRANCE	REGISTERED	ABSOLUTE AIM PTY. LTD.

Certificate of Title

Title Reference: CT 5467/647
Status: CURRENT
Edition: 9

Dealings

No Unregistered Dealings and no Dealings completed in the last 90 days for this title

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

Property Interest Report

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

Title Reference	CT 5467/647	Reference No. 2747361
Registered Proprietors	K K*GRIFFITHS	Prepared 19/01/2026 09:47
Address of Property	1 WESTBURY COURT, WOODCROFT, SA 5162	
Local Govt. Authority	CITY OF ONKAPARINGA	
Local Govt. Address	PO BOX 1 NOARLUNGA CENTRE SA 5168	

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

Table of Particulars

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

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

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

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

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
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7. Emergency Services Funding Act 1998

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

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

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

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

17. *Land Acquisition Act 1969*

17.1	section 10 - Notice of intention to acquire	Refer to the Certificate of Title for any notice of intention to acquire also Contact the Local Government Authority for other details that might apply
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18. *Landscape South Australia Act 2019*

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

Act

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

19. *Land Tax Act 1936*

- | | | |
|------|---|---|
| 19.1 | Notice, order or demand for payment of land tax | A Land Tax Certificate will be forwarded.
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates
www.revenuesaonline.sa.gov.au |
|------|---|---|

20. *Local Government Act 1934 (repealed)*

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

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

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

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

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

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- 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 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

32. ***South Australian Public Health Act 2011***

- | | | |
|------|---|---|
| 32.1 | section 66 - Direction or requirement to avert spread of disease | Public Health in DHW has no record of any direction or requirement affecting this title |
| 32.2 | section 92 - Notice | Public Health in DHW has no record of any notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 32.3 | <i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 - Condition (that continues to apply) of an approval | Public Health in DHW has no record of any condition affecting this title

also

Contact the Local Government Authority for other details that might apply |

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

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

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

- | | | |
|------|---|--|
| 34.1 | Notice or order under the Act requiring payment of charges or other amounts or making other requirement | An SA Water Certificate will be forwarded.
If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950

also

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

also

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

also

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

also

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

35. ***Water Resources Act 1997 (repealed)***

- | | | |
|------|--|---|
| 35.1 | section 18 - Condition (that remains in force) of a permit | DEW has no record of any condition affecting this title |
| 35.2 | section 125 (or a corresponding previous enactment) - Notice to pay levy | DEW has no record of any notice affecting this title |

36. ***Other charges***

- | | | |
|------|--|--|
| 36.1 | Charge of any kind affecting the land (not included in another item) | Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply |
|------|--|--|

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

8305459



LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

MEMORANDUM OF
ENCUMBRANCE

Series No.	Prefix
4	E

**SINGLE COPY
ONLY**

NOTES

1. This form is designed to suit the simplest type of Encumbrance. Lending institutions which prefer to have encumbrance forms printed privately may do so, but proposed forms must be submitted to the Registrar-General and will not be acceptable for registration unless the format is approved.
2. All panels to be completed. If insufficient space use Annexure Form B.1. This panel should then only contain the words "See Annexure A (or as the case may be) attached".
3. State whether whole or portion of the land comprised in the Certificate of Title and/or Crown Lease. If portion only, specify.
4. Insert "estate in fee simple", "estate as Crown Lessee" or "estate as mortgagee" (as the case may be). If lease or mortgage state registered number.
5. List encumbrances which affect the estate being encumbered.
6. If address has changed identify as "formerly.....".
7. If tenants in common in unequal shares specify shares.
8. If the executing party is a natural person execution should read "SIGNED by the encumbrancer in the presence of.....". The witness must be a disinterested party. If an executing party is a body corporate execution must conform to any prescribed formalities relating to the affixing of the common seal.
9. The short form of proof is applicable where the witness is an authorised functionary.
10. The long form of proof is to be used where the witness is not an authorised functionary. The address and occupation of the witness must be stated.

See Note 9

Appeared before me at

00th day of 19th 1997

the ENCUMBRANCER within described the party executing the within instrument, being a person well known to me and did freely and voluntarily sign the same.

Signed.....

See Note 10

Appeared before me at

the day of 19

(hereinafter called "the witness"), a person known to me and of good repute attesting witness to this instrument and acknowledged his signature to the same and did further declare that the ENCUMBRANCER, the party executing the same was personally known to the witness and that the signature to the said instrument is in the handwriting of the ENCUMBRANCER and the ENCUMBRANCER did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

Signed.....

DELIVERY INSTRUCTIONS (Agent to complete)

PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE UNDERMENTIONED AGENT(S).

ITEM CT/CL REF.	AGENT CODE

FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES
OF THE REAL PROPERTY ACT 1886

[Signature]

Solicitor/Licensed Land Broker/Encumbrancee

m.g. Psaros

BELOW THIS LINE FOR OFFICE USE ONLY

Date	- 2 JUN 1997	Time	12-25
FEES			
R.G.O.	POSTAGE	ADVERT	NEW C.T.
5			

EXAMINATION

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

BELOW THIS LINE FOR AGENT USE ONLY

Lodged by: *GARY SMITH* AGENT CODE *GD51*
Correction to: *PSAL*

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

1.
2.
3.
4.
5.

Assessor

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

1.
2.
3.
4.
5.

DATED THIS

30th

DAY OF

May

1997

EXECUTION AND
ATTESTATION
(See Note 8)

The Common Seal of
AVJENNINGS LIMITED
was affixed hereto
in accordance with
its Articles of
Association in the
presence of:



.....Director

.....Secretary

REGISTERED

23 JUN 1997

Bunelland pro



REGISTRAR-GENERAL

MEMORANDUM OF ENCUMBRANCE

CERTIFICATE(S) OF TITLE
BEING ENCUMBERED

(See Note 3)

The whole of the land comprised in
Certificates of Title Register Book
Volume 5349 Folios 434, 435, 436, 437 and 438

ESTATE AND INTEREST

(See Note 4)

Estate in fee simple

ENCUMBRANCES

(See Note 5)

Nil

ENCUMBRANCER

Full Name and Address

(See Note 6)

~~AV JENNINGS~~

~~A V JENNINGS~~ PTY LTD (A.C.N. 004 601 503) of 62 The Parade
Norwood 5067

ENCUMBRANCEE

Full Name and Address

(See Note 7)

ABSOLUTE AIM PTY LTD (A.C.N. 008 192 470) of 'Waverly"
RMB 1340 Blackwood 5157

(a) State the term
of the annuity. If
for life use the
words "during his
lifetime"

THE ENCUMBRANCER ENCUMBERS THE ESTATE AND INTEREST IN THE LAND ABOVE DESCRIBED FOR THE BENEFIT
OF THE ENCUMBRANCEE SUBJECT TO THE ENCUMBRANCES AND OTHER INTERESTS AS SHOWN HEREON WITH AN
ANNUITY OF Ten Cents per annum

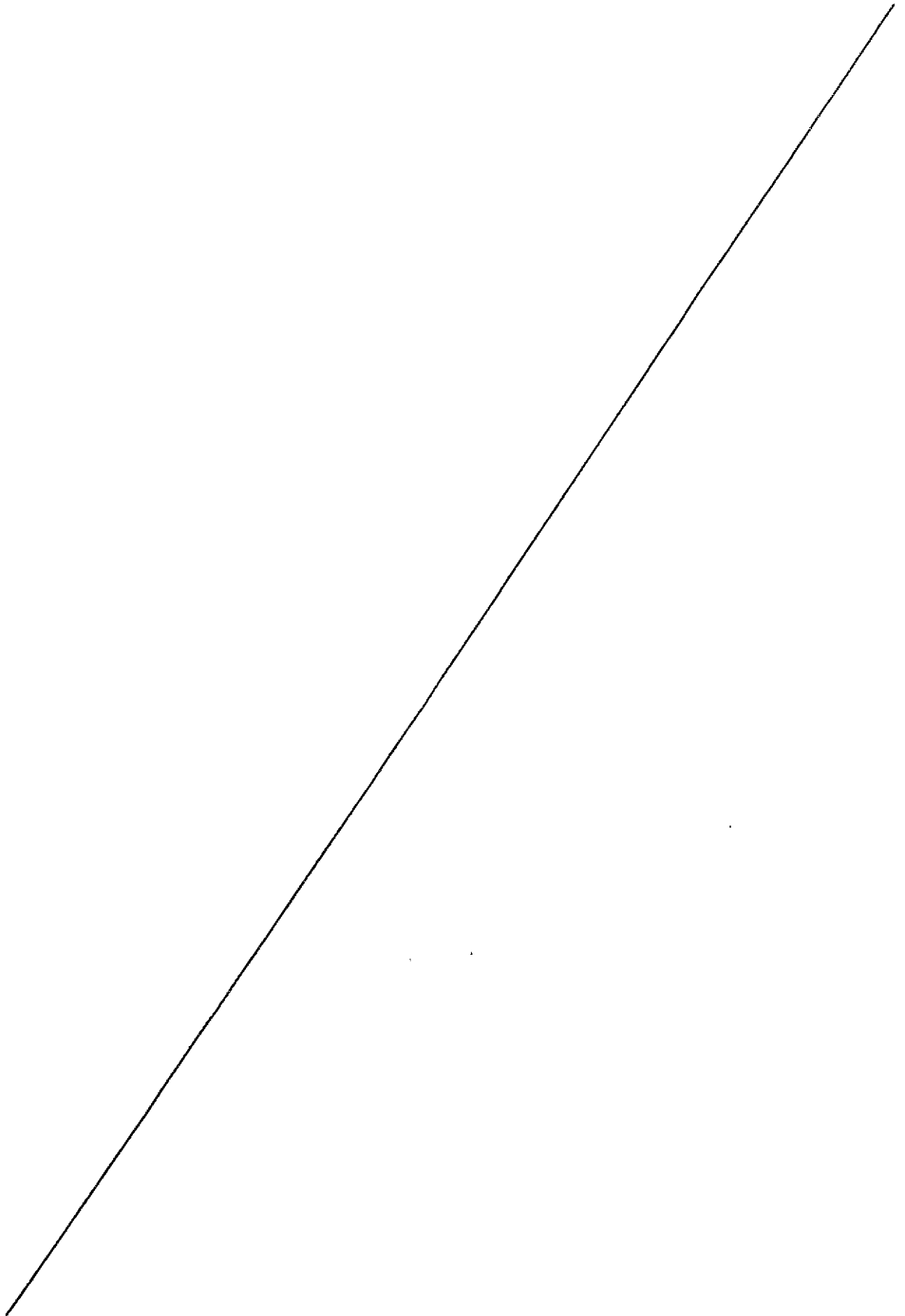
(a) TO BE PAID TO THE ENCUMBRANCEE for a term commencing on the 30th
day of June next hereafter and expiring on the 30th
June 3000

(b) State the
times appointed
for payment of
the annuity and
any special
covenants

(b) AT THE TIMES AND IN THE MANNER FOLLOWING

, on the 30th day of June in
each and every year during the term hereof (if
demanded)

IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCEE as follows:



1. In this encumbrance except where inconsistent with the context:-

MLP

each of the certificates of title MLP

"the land" means ~~the land~~ hereby encumbered and includes any and every part thereof;

"the allotments" means the allotments of land delineated in deposited plan no. 45614, being allotments 1 to 15 inclusive, except the land hereby encumbered;

"dwelling house" means a house designed for use as a dwelling house for one person or for one person and his or her spouse and their children and includes any garage shed or other outbuilding used as ancillary to the house but does not include a transportable pre-built or kit house;

"the Encumbrancer" means the abovenamed Encumbrancer and the heirs executors administrators successors and assigns of the said Encumbrancer and the registered proprietors from time to time of the land and every part thereof;

"the Encumbrancee" means the abovenamed Encumbrancee and the heirs executors administrators successors and assigns of the said Encumbrancee and the registered proprietors from time to time of the allotments and each of them or any part thereof;

words importing persons include corporations, words importing the singular number include the plural number and vice versa and words importing any gender include the other gender and neuter.

2. The Encumbrancer for himself or herself and his or her successors in title as registered proprietors of the land HEREBY COVENANTS with the Encumbrancee and all other registered proprietors of the allotments or any of them and their respective successors in title as the registered proprietor of the allotments or any of them (to the intent that the benefit of the covenants herein contained or implied shall be appurtenant to and devolve with each and every of the allotments as part of a common building scheme) in addition and without prejudice to covenants powers rights and remedies implied herein or conferred on or exercisable by the Encumbrancees under or by virtue of the Real Property Act 1886 as follows :

(1) The Encumbrancer shall pay the said annuity to the Encumbrancee (if demanded) on the 30th day of June 1996 and on the 30th day of June in each year thereafter.

*
(ie each of
the
certificates
of title)

(2) During the term of this encumbrance the Encumbrancer shall not erect or suffer or permit to be erected or to remain on the land ~~any~~ any building other than one detached dwelling house. *MLP*

(3) During the term of this encumbrance the Encumbrancer shall not erect or suffer or permit to be erected or to remain on the land or any boundary thereof any fence wall

(other than a wall of a dwelling house) or other structure -

- (a) which or any part of which is within three metres of alignment of the land with any street other than Pimpala Road;
 - (b) which is constructed of any material other than brush brick masonry or colorbond;
 - (c) which is constructed with any second-hand timber or other second-hand materials; or
 - (d) the height of which exceeds 1.8 metres above the natural ground level.
- (4) During the term of this encumbrance the Encumbrancer shall not without the consent in writing of the Encumbrancee first had and obtained do or suffer or permit any other person to do any of the following things-
- (a) use the land or any dwelling house on the land for any purpose other than for private residential purposes;
 - (b) erect or permit to remain on the land any building or structure the external walls of which are constructed in whole or in part with any materials other than brick or stone or any building or structure the roof of which is flat or is covered with any material other than tiles or colorbond;
 - (c) erect or permit to remain on the land any garage shed or other outbuildings with a roof line that is not similar to the roof line of the house erected or to be erected on the land;
 - (d) suffer or permit the land any dwelling house fence gate or other improvement on the land to be or come into disrepair or be or become unsightly due to lack of painting or maintenance;
 - (e) divide or subdivide the land;
 - (f) obstruct or do anything that would prevent or hinder the Encumbrancee its servants agents or contractors from entering the land for the purpose of remedying any breach of any of the covenants contained in this encumbrance and on the part of the Encumbrancer to be observed and performed if the Encumbrancer has not remedied the breach within 14 days of the Encumbrancee giving notice to the Encumbrancer requiring the Encumbrancer to remedy the breach.
- (5) The Encumbrancer shall pay to the Encumbrancee on demand all costs and expenses paid or incurred by the Encumbrancee its servants agents and contractors in

respect of any breach of any of the covenants contained in this encumbrance and on the part of the Encumbrancer to be observed and performed and of remedying such breach. All such costs and expenses may be recovered by the Encumbrancee by action in any court of competent jurisdiction in addition and without prejudice to any other rights or powers of the Encumbrancee hereunder.

- (6) The Encumbrancer shall not suffer or permit the land to remain unimproved for a period of more than twelve calendar months after the date of this encumbrance or such longer period as the Encumbrancee may in writing determine.
- (7) The Encumbrancer shall -
 - (a) commence the construction of a dwelling house on the land prior to the expiration of the period mentioned in subclause (6);
 - (b) complete the construction of the dwelling house within six calendar months of the expiration of the said period; and
 - (c) landscape the area between the dwelling house and the road which the land abuts within twelve calendar months of the completion of the construction of the dwelling house.
- (8) If the Encumbrancer makes default in the observance or performance of paragraph (a) of subclause (7) hereof and the Encumbrancer does not remedy the default within 14 days of the Encumbrancee giving notice to the Encumbrancer requiring the Encumbrancer to remedy the default (herein called the "notice of default") the Encumbrancee shall have the option to repurchase the land at the price paid by the Encumbrancer to the Encumbrancee for the land; such option may be exercised by the Encumbrancee by notice in writing posted to the Encumbrancer at the address of the Encumbrancer set out in this encumbrance or to the address of the Encumbrancer last known to the Encumbrancee within six calendar months of the date of the notice of default.
- (9) The Encumbrancer shall not sell or suffer or permit the land to be sold or offered or advertised for sale before a dwelling house has been constructed on the land and the land has been landscaped except with the consent in writing of the Encumbrancee first had and obtained. The Encumbrancee may grant such consent subject to the condition that the purchaser or other person becoming the registered proprietor of the land enters into an encumbrance containing covenants and stipulations substantially the same as the covenants and stipulations contained in this encumbrance and appurtenant to each of the allotments.

- (10) The Encumbrancer shall pay all costs and fees of and incidental to the preparation stamping and registration of this encumbrance and all stamp duty and registration fees payable on this encumbrance.
3. The Encumbrancee COVENANTS with the Encumbrancer that the Encumbrancee shall not sell or otherwise dispose of the allotments or any of them unless the purchaser or other person becoming the registered proprietor thereof enters into an encumbrance containing covenants and stipulations substantially the same as the covenants and stipulations contained in this Encumbrance as appurtenant to the land and the other allotments PROVIDED as follows :
- (a) that the encumbrance over the allotment numbered 1 shall contain a covenant by the Encumbrancer not to erect or suffer or permit to be erected or to remain on the allotment more than three dwelling houses or any building other than a dwelling house, and
 - (b) that the encumbrances over the allotments numbered 7, 11 and 12 shall each contain a covenant by the Encumbrancer not to erect or suffer or permit to be erected or to remain on the allotment more than two dwelling houses or any building other than a dwelling house.

PROVIDED ALWAYS THAT -

- (1) The Encumbrancee may at any time or times in the absolute discretion of the Encumbrancee -
 - (a) modify waive or release any of the covenants and stipulations contained in this encumbrance or grant any consent referred to herein either unconditionally or upon or subject to such conditions as the Encumbrancee may think fit; or
 - (b) discharge modify waive or release or grant any consent under any of the covenants and stipulations contained in any encumbrance granted on before or after the date hereof the allotments or any of them and no such discharge modification waiver release or consent shall release the Encumbrancer or his successors in title from the covenants and stipulations contained in this encumbrance.
- (2) The Encumbrancee shall not be under any obligation to enforce any of the covenants or stipulations contained in any encumbrance granted on before or after the date hereof over the allotments or any of them.
- (3) The Encumbrancee may (without being under any obligation so to do) -
 - (a) at the expense in all things of the Encumbrancer permit any mortgage granted by the Encumbrancee to be registered in priority to this encumbrance or

any encumbrance granted in substitution for this encumbrance; or

- (b) permit any mortgage to be registered in priority to any encumbrance granted over any of the allotments or free release and wholly discharge (with or without consideration) any encumbrance granted over any of the allotments.
- (4) Subject to the observance and performance of the provisions of subclauses (7), (8) and (9) of clause 2 hereof the Encumbrancer and the successors in title of the Encumbrancer shall successively be released and discharged from the payment of the said annuity and from the observance and performance of the covenants and stipulations contained in this encumbrance forthwith upon ceasing to be registered as the proprietor of the land to the intent that the annuity and the said covenants and stipulations shall be binding only upon the registered proprietor for the time being of the land.
- (5) Notwithstanding anything contained in the Fences Act 1975 or any Act for the time being amending repealing or substituted for the same the Encumbrancer shall not claim from the Encumbrancee Absolute Aim Pty. Ltd. whether pursuant to the said Act or otherwise any contribution to the cost of erecting or maintaining any fence erected or which may hereafter be erected on any boundary of the land or any part thereof and the Encumbrancer shall indemnify and keep the Encumbrancee Absolute Aim Pty. Ltd. indemnified against any such claim by any owner or occupier of the land or any land adjoining the land.
- (6) If at any time the expression "the Encumbrancer" refers to more than one person the covenants herein contained and on the part of the Encumbrancer to be observed and performed shall bind such persons jointly and each of them severally.
- (7) Notwithstanding anything contained in this encumbrance express or implied for so long as the Encumbrancee Absolute Aim Pty. Ltd. is the registered proprietor of any of the allotments any act deed or thing which may be done by the Encumbrancee under this encumbrance or any encumbrance over the allotments or any of them may be done may be done or omitted to be done by the Encumbrancee Absolute Aim Pty. Ltd. without notice to the Encumbrancer or any other person and in such manner and at such time (if any) as it may in its absolute discretion determine.
- (8) Subject as aforesaid the Encumbrancee shall be entitled to all powers rights and remedies given to Encumbrancees by the Real Property Act 1886.

IMPORTANT INFORMATION REGARDING SEARCHES

Distinct Conveyancing
5/237 Main Rd
BLACKWOOD SA 5051

Attention Conveyancers

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

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

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

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

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

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

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

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

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

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

Yours sincerely

City Of Onkaparinga

Telephone (08) 8384 0666

Certificate No: S70380/2026

Property Information And Particulars

In response to an enquiry pursuant to Section 7 of the

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

TO: Distinct Conveyancing
5/237 Main Rd
BLACKWOOD SA 5051

DETAILS OF PROPERTY REFERRED TO:

ASSESSMENT NO	:	76988
VALUER GENERAL NO	:	8683736629
VALUATION	:	\$950,000.00
OWNER	:	Ms Krista Kay Griffiths
PROPERTY ADDRESS	:	1 Westbury Court WOODCROFT SA 5162
VOLUME/FOLIO	:	CT-5467/647
LOT/PLAN NUMBER	:	Allotment 100 Sec 599 DP 47979
WARD	:	04 Pimpala 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	145/574/1997
Description	3 Display Homes and Carparking
Decision	Approved
Decision Date	10 September 1997

Development Plan Consent Conditions

1. The development shall be maintained in a neat and tidy manner at all times.
2. All plants, shrubs, trees and lawns shall be maintained and nurtured at all times. Any diseased plants, shrubs, trees or lawns being replaced whenever necessary.
3. No sound shall be emitted from any device or from any source or activity so as to become a nuisance to the occupiers of adjoining properties.
4. Stormwater from all roofs, gutters, downpipes and paved areas shall be drained to the street watertable by means of an effective underground drainage system.
5. The hours of operation of the display home be restricted to the hours of 3.00 p.m. to 6.00 p.m., Monday to Friday and 1.00 p.m. to 5.00 p.m. on weekends and Public Holidays.
6. Floodlighting and/or security lighting shall be directed in such a manner so as not to create any overspill onto any adjoining property or roadway which may create a nuisance to any neighbour or road user.
7. The building shall be constructed in compliance in all respects with the approved plans, the Development Act and Regulations.
8. Allotment boundaries will not be certified by Council staff. The onus of ensuring that this building is sited in the approved position on the correct allotment is the responsibility of the owner.
9. All stormwater to be diverted to council stormwater drain and a silt trap to be installed around the entrance to the drain.

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

General Neighbourhood (GN)

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.

Native Vegetation

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Signif Retirement Facility Supported Accom Sites

The Significant Retirement Facility and Supported Accommodation Sites Overlay seeks to facilitate the development of supported accommodation and/or retirement facilities on significant retirement facility and supported accommodation sites to provide accommodation for the communities' ageing residents.

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

YES

Application ID: 23003974

Development Description: Verandah

Site Address: 1 WESTBURY CT WOODCROFT SA 5162

Development Authorisation: Building Consent

Date of authorisation: 23 February 2023

Name of relevant authority that granted authorisation: Grant Riches

Condition 1

The stormwater shall be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners or lie against any building or create unsanitary conditions.

Reason: to ensure that the relevant Building Rules are complied with.

Associated Building Indemnity Insurance

Building Work: Verandah

Building Work ID: 71204

Name(s) of person(s) insured: Linda Gaye & Paul Robert Barnett

Name of Insurer: Berkshire Hathaway Specialty Insurance

Insurance date of issue: 22/02/2023

Name of builder: Kuchel Enterprises Pty Ltd

Builder's licence number: BLD214381

Development Authorisation: Development Approval: Planning Consent and Building Consent

Date of authorisation: 23 February 2023

Name of relevant authority that granted authorisation: City of Onkaparinga

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

<i>Section 141</i> Order to remove or perform work	NO
<i>Section 142</i> Notice to complete development	NO
<i>Section 155</i> Emergency order	NO
<i>Section 157</i> Fire safety notice	NO
<i>Section 192 or 193</i> Land Management Agreements	NO
<i>Section 198(1)</i> Requirement to vest land in a council or the Crown to be held as open space	NO
<i>Section 198(2)</i> 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	NO
<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

YES

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



BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY

(Hereinafter referred to as BHSI)

Residential Building Indemnity Insurance

Policy Certificate

A contract of insurance complying with the **Building Work Contractors Act 1995** and regulations has been issued by Berkshire Hathaway Specialty Insurance Company, in respect of **Domestic Building Work** as described below

This Certificate Page is attached to and forms part of the **Policy**

	Policy Number: 47-ZCA-006942-A8793	Currency: AUD
Item 1.	Certificate Number:	47-ZSP-017024-01
Item 2.	Issuing Office:	Melbourne
Item 3.	Building Owner:	Linda Gaye & Paul Robert Barnett
Item 4.	The Building Work Contractor:	Kuchel Enterprises Pty Ltd ABN/ACN 113 870 054 NOTE: The Builder's name and/or their ACN/ABN Number must match with the information provided on the Domestic Building Contract. If this is incorrect, the domestic building Work will not be covered by this contract.
Item 5.	Building Site:	1 Westbury Court, Woodcroft SA, Australia
Item 6.	Building Work Contractor Licence No.	BLD214381
Item 7.	Domestic Building Contract Dated:	8-Dec-2022
Item 8.	Period of Cover.	The cover commences on the earlier of the date of the Domestic Building Work Contract or date of the Building Permit for the Domestic Building Work and concludes 60 months from completion of the Domestic Building Work or termination of the Domestic Building Work Contract .
Item 9.	Contract Price:	\$23,343
Item 10.	Domestic Building Work:	Structural
Item 11.	Type of Coverage:	The cover is only provided if the Building Work Contractor specified in Item 4 above has died, becomes Insolvent or has Disappeared .
Item 12.	Premium:	\$350.00
	GST:	\$35.00
	Stamp Duty:	\$42.35

Total:	\$427.35
Item 13.	The maximum Policy Limit for all Claims under this Policy is \$150,000 inclusive of all costs and expenses. The maximum Policy limit for all claims for non-completion of the Domestic Building Work is \$80,000.
Item 14.	Notices to the Insurer: <u>For all Claims or potential claims:</u> By toll free number: 1300 242 136 By Email: claimsnoticeaustralia@bhspecialty.com By Mail: For street address, log on to: www.bhspecialty.com/claims/claims-australia

Subject to the **Building Work Contractors Act 1995** and regulations and the Conditions of the insurance contract, cover will be provided to the **Building Owner** named in the **Domestic Building Work Contract** and to the successors in title to the **Building Owner**.

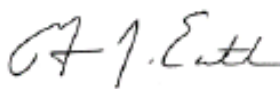
This Certificate attaches to and forms part of BHSI Residential Building Indemnity Insurance (Policy Form BHSI-AUS-CA-BWI-001-062017 Residential Building Indemnity Insurance) and is valid only if it is signed and dated below by a duly authorised representative of BHSI.

Dated: 22-Feb-2023

Signature:



Ralph Tortorella, Secretary



Peter Eastwood, President

For and on behalf of Berkshire Hathaway Specialty Insurance Company

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

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

NO

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:

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 19 January 2026

Cherie Bonham

Team Leader for Development Support

AUTHORISED OFFICER

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: Distinct Conveyancing
5/237 Main Rd
BLACKWOOD SA 5051

19 January 2026

DETAILS OF PROPERTY REFERRED TO:

Property ID : 57402
Valuer General No : 8683736629
Valuation : \$950,000.00
Owner : Ms Krista Kay Griffiths
Property Address : 1 Westbury Court WOODCROFT SA 5162
Volume/Folio : CT-5467/647
Lot/Plan No : Allotment 100 Sec 599 DP 47979
Ward : 04 Pimpala 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, block clearing charges and legal fees \$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 \$2,310.33

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) \$15.57

Postponed Interest \$0.00

Less paid current financial year -\$1,169.90

Overpayment \$0.00

Legal Fees (current) \$0.00

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

Rebate

Balance - rates and other monies due and payable \$1,156.00

Property Related Debts \$0.00

BPAY Biller Code: 421503

TOTAL BALANCE

\$1,156.00

Ref: 2239110574029

AUTHORISED OFFICER
Haylie Thomas

This statement is made the 19 January 2026



ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2747361

DISTINCT CONVEYANCING PTY LTD
POST OFFICE BOX 1114
BLACKWOOD SA 5051

DATE OF ISSUE

19/01/2026

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER

20379708

OWNERSHIP NAME

K K GRIFFITHS

PROPERTY DESCRIPTION

1 WESTBURY CT / WOODCROFT SA 5162 / LT 100 D47979

ASSESSMENT NUMBER

8683736629

TITLE REF.

(A "+" indicates multiple titles)

CT 5467/647

CAPITAL VALUE

\$890,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2025-2026

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$	50.00
\$	301.15
\$	181.20
\$	0.00
\$	-169.95
\$	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

19/04/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

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

 Billers Code: 456285 Ref: 7013520312 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 Community Emergency Services Fund , along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
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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.

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

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

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

PIR Reference No: 2747361

DATE OF ISSUE

19/01/2026

DISTINCT CONVEYANCING PTY LTD
POST OFFICE BOX 1114
BLACKWOOD SA 5051

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au**OWNERSHIP NAME**

K K GRIFFITHS

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

1 WESTBURY CT / WOODCROFT SA 5162 / LT 100 D47979

ASSESSMENT NUMBER

8683736629

TITLE REF.

(A "+" indicates multiple titles)

CT 5467/647

TAXABLE SITE VALUE

\$410,000.00

AREA

0.0542 HA

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

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

Please Note:

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

ON OR BEFORE**19/04/2026****Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

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

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Biller Code: 456293 Ref: 7013520221 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
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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.

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

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

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

South Australian Water Corporation

Name:

K K GRIFFITHS

Water & Sewer Account

Acct. No.: 86 83736 62 9

Amount: _____

Address:

1 WESTBURY CT WOODCROFT LT 100
D47979

Payment Options

EFT

EFT Payment

Bank account name:

SA Water Collection Account

BSB number:

065000

Bank account number:

10622859

Payment reference:

8683736629



Bill code: 8888

Ref: 8683736629

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: 8683736629



**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