

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 5869 Folio 613

Parent Title(s) CT 5111/264
Creating Dealing(s) ACT 9275495
Title Issued 02/04/2002 **Edition** 8 **Edition Issued** 25/08/2025
Diagram Reference

Estate Type

FEE SIMPLE

Registered Proprietor

HUW RHYS DOWDEN
OF 22 DRIFTWOOD CRESCENT SEAFORD RISE SA 5169

Description of Land

LOT 100 PRIMARY COMMUNITY PLAN 21190
IN THE AREA NAMED SEAFORD RISE
HUNDRED OF WILLUNGA

THE WITHIN LAND EXISTS ABOVE A LEVEL OF 30.00 METRES A.H.D.

Easements

NIL

Schedule of Dealings

Dealing Number	Description
7493045	ENCUMBRANCE TO SOUTH AUSTRALIAN URBAN PROJECTS AUTHORITY AND SOUTH AUSTRALIAN HOUSING TRUST AS TO THE SHARES SPECIFIED THEREIN (SINGLE COPY ONLY)
14597870	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
12/02/2002	9275496	BY-LAWS	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

LOCAL GOVERNMENT RATES SEARCH

TO: Eckermann Vendor Statements
PO Box 191
CAMPBELLTOWN SA 5074

04 November 2025

DETAILS OF PROPERTY REFERRED TO:

Property ID : 61207
 Valuer General No : 8614211036
 Valuation : \$530,000.00
 Owner : Mr Huw Rhys Dowden
 Property Address : 22 Driftwood Crescent SEAFORD RISE SA 5169
 Volume/Folio : CT-5869/613
 Lot/Plan No : Community Plan Parcel 100 CP 21190
 Ward : 01 South Coast Ward

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

Opening balance (as of 30 Jun 2025) including rates, fines and interest, and/or Block Clearing Charges	\$0.00
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Postponed Amount in Arrears	\$0.00
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Rates for the current 2025-2026 Financial Year applicable from 01 July 2025:

Total Rates Levied 2025-2026	\$1,695.30
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Less Council Rebate. The Council Rebate ceases on sale and a pro-rata calculation will apply to the date of sale	\$0.00
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Fines and interest charged in the current financial year (2% fine when rates first become overdue and interest applied per month thereafter at LGA-prescribed rate)	\$0.00
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Postponed Interest	\$0.00
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Less paid current financial year	-\$423.00
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Overpayment	\$0.00
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Legal Fees (current)	\$0.00
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Legal Fees (arrears)	\$0.00
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Refunds, Rates Remitted, Small Balance Adjustments or Rate Capping	\$0.00
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Rebate	\$0.00
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Balance - rates and other monies due and payable	\$1,272.30
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Property Related Debts	\$0.00
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BPAY Biller Code: 421503	TOTAL BALANCE	\$1,272.30
Ref: 2269800612071		

AUTHORISED OFFICER
Jay Moyle

This statement is made the 04 November 2025

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.

IMPORTANT INFORMATION REGARDING SEARCHES

Eckermann Vendor Statements
PO Box 191
CAMPBELLTOWN SA 5074

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.

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- 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: S76235/2025

Property Information And Particulars

In response to an enquiry pursuant to Section 7 of the

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

TO: Eckermann Vendor Statements
PO Box 191
CAMPBELLTOWN SA 5074

DETAILS OF PROPERTY REFERRED TO:

ASSESSMENT NO	:	89528
VALUER GENERAL NO	:	8614211036
VALUATION	:	\$530,000.00
OWNER	:	Mr Huw Rhys Dowden
PROPERTY ADDRESS	:	22 Driftwood Crescent SEAFORD RISE SA 5169
VOLUME/FOLIO	:	CT-5869/613
LOT/PLAN NUMBER	:	Community Plan Parcel 100 CP 21190
WARD	:	01 South Coast 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	145/1233/2001
Description	Detached Dwelling -Unit 2 (Amended Plans)
Decision	Approved
Decision Date	07 February 2002

Development Plan Consent Conditions

1. The front setback area (between the front property boundary and front of the house) shall be planted with suitable trees, shrubs, lawn and/or ground cover. Such landscaping shall be completed within 6 months of the occupation of the dwelling and maintained in good condition at all times.
2. All stormwater drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or in the opinion of Council detrimentally affect structures on this site or any adjoining land.
3. All driveways to properties on the low side of the road shall be designed and constructed so that the driveway is a minimum of 75mm above the top of the adjoining kerb and any road water is channelled back into the gutter.
4. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
 - prevent silt run-off from the land to adjoining properties, roads and drains;
 - control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent land;
 - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
 - ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure; and
 - ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.
5. All development shall be completed in accordance with the plan(s) and documents submitted with and forming part of the Development Application except where varied by the following condition(s).

Building Rules Consent Conditions

1. The masonry lintels, wall ties, metal bracing and tie downs shall be protected against corrosion in accordance with BCA Part 3.4. (BCA-P2.1)

Planning Act 1982 (repealed)

Condition (that continues to apply) of a development authorisation

NO

Building Act 1971 (repealed)

Condition (that continues to apply) of a development authorisation

NO

Planning and Development Act 1966 (repealed)

Condition (that continues to apply) of a development authorisation

NO

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code

Zones

Housing Diversity Neighbourhood (HDN)

Subzones

NO

Zoning overlays

Overlays

Affordable Housing

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

Hazards (Flooding - Evidence Required)

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

Native Vegetation

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

Prescribed Water Resources Area

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

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

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

NO

Is the land designated as a Local Heritage Place?

NO

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

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

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

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

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

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

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

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

Section 127

Condition (that continues to apply) of a development authorisation NO

Part 2—Items to be included if land affected

Development Act 1993 (repealed)

Section 50(1)

Requirement to vest land in council to be held as open space NO

Section 50(2)

Agreement to vest land in council to be held as open space NO

Section 55

Order to remove or perform work NO

Section 56

Notice to complete development NO

Section 57

Land management agreement NO

Section 69

Emergency order NO

Section 71 (only)

Fire safety notice NO

Section 84

Enforcement notice NO

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

Enforcement Order NO

Part 11 Division 2

Proceedings NO

Fire and Emergency Services Act 2005

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

Notice NO

Section 56 (repealed)

Notice issued NO

Food Act 2001

Section 44

Improvement notice *issued against the land*

NO

Section 46

Prohibition order

NO

Housing Improvement Act 1940 (repealed)

Section 23

Declaration that house is undesirable or unfit for human habitation

NO

Land Acquisition Act 1969

Section 10

Notice of intention to acquire

NO

Local Government Act 1934 (repealed)

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

NO

Local Government Act 1999

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

NO

Refer to separate attachment for Rates and Charges

Local Nuisance and Litter Control Act 2016

Section 30

Nuisance or litter abatement notice *issued against the land*

NO

Planning, Development and Infrastructure Act 2016

Section 139

Notice of proposed work and notice may require access

NO

Section 140

Notice requesting access

NO

Section 141

Order to remove or perform work

NO

Section 142

Notice to complete development

NO

Section 155

Emergency order

NO

Section 157

Fire safety notice

NO

<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 Details of Building Indemnity Insurance still in existence for building work on the land	NO
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Particulars relating to environment protection

<i>Further information held by council</i> Does the council hold details of any development approvals relating to: (a) commercial or industrial activity at the land; or (b) a change in the use of the land or part of the land (within the meaning of the <i>Development Act 1993</i>) or the <i>Planning, Development and Infrastructure Act 2016</i> ?	NO
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Note –

The question relates to information that the council for the area in which the land is situated may hold. If the council answers “YES” to the question, it will provide a description of the nature of each development

approved in respect of the land. The purchaser may then obtain further details from 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. The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.)

NO

Caveat

NO

Other

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

NO

PLEASE NOTE:

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

This statement is made the 04 November 2025

Cherie Bonham

Team Leader for Development Support

AUTHORISED OFFICER

Property Interest Report

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

Title Reference	CT 5869/613	Reference No. 2727106
Registered Proprietors	H R*DOWDEN	Prepared 04/11/2025 12:19
Address of Property	22 DRIFTWOOD CRESCENT, SEAFORD RISE, SA 5169	
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

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

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997 (repealed)*

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

36. *Other charges*

- 36.1 Charge of any kind affecting the land (not included in another item) Refer to the Certificate of Title
also
Contact the vendor for these details
also
Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

- | | |
|---|--|
| 1. Pipeline Authority of S.A. Easement | Epic Energy has no record of a Pipeline Authority Easement relating to this title |
| 2. State Planning Commission refusal | No recorded State Planning Commission refusal |
| 3. SA Power Networks | SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title |
| 4. South East Australia Gas Pty Ltd | SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property |
| 5. Central Irrigation Trust | Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title. |
| 6. ElectraNet Transmission Services | ElectraNet has no current record of a high voltage transmission line traversing this property |
| 7. Outback Communities Authority | Outback Communities Authority has no record affecting this title |
| 8. Dog Fence (<i>Dog Fence Act 1946</i>) | 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.

PREFIX

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NO.

7493045

SIN



REGISTRAR-GENERAL'S OFFICE

SOUTH AUSTRALIA

MEMORANDUM OF ENCUMBRANCE

FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT, 1886

(SIGNED)

Solicitor/Licensed Land Broker/Encumbrancee

2.

SERIES NO.

TO BE COMPLETED BY AGENT

NOTES

- All panels to be completed. If insufficient space use Annexure Form B1. The panel should then only contain the words "See Annexure A" (or as the case may be) attached.
- State whether the whole or portion only of the land comprised in the Certificate of Title. (If portion only, describe precisely).
- Insert "estate in fee simple".
- List encumbrances which effect the estate being mortgaged only.
- If address and/or occupation has changed, identify as "formerly"
- If tenants in common in unequal shares, then specify.
- If an executing party is a natural person, execution should read "SIGNED by the Owner in the presence of The witness must be a disinterested person. If an executing party is a body corporate, execution must conform to any prescribed formalities relating to the affixing of the common seal.
- The short form of proof is applicable where the witness is not an authorised functionary. The address and occupation of the witness must be stated.
- The long form proof is applicable where the witness is not an authorised functionary. The address and occupation of the witness must be stated.

MICROFILMED

11 JUN 1993

OFFICE NOTES:

30APR1993 030146152L.T.O.

60.00

BELOW THIS LINE FOR OFFICE USE ONLY

EXAMINATION

CORRECTION		PASSED
O.D.R. No.		EXAMINER TO INITIAL
REFERRED	RETURNED	

BELOW THIS LINE FOR AGENT USE ONLY

Lodged by:
Address:
 NORMAN WATERHOUSE
SOLICITORS
185 VICTORIA SQUARE
ADELAIDE 5000

NWAM

Correction to

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

1.....	} Received Items No. Assessor
2.....	
3.....	
4.....	
5.....	

 REGISTERED ON - 3 JUN 1993 AT
BY ENTRY OF A MEMORIAL OF THIS INSTRUMENT IN THE
REGISTER BOOK. VOL. 511 FOLIO 264

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

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

ITEM(S) DELIVERED—POSTED

IN ACCORDANCE WITH DELIVERY INSTRUCTIONS

 DELIVERY INSTRUCTIONS: PLEASE DELIVER THE FOLLOWING ITEM(S)
TO THE UNDERMENTIONED AGENT(S)

ITEM	AGENT/RGO BOX No.	DELIVERY DATE	*POSTAGE DATE	INITIALS	ITEM: CT/CL REF.	AGENT'S NAME	AGENT/RGO BOX No.	POSTAL ADDRESS*
1								
2								
3								
4								
5								

 *FILL OUT POSTAGE DATE ONLY IF ITEMS ARE
RETURNED BY CERTIFIED MAIL

 *FILL OUT POSTAL ADDRESS ONLY IF ITEMS
ARE TO BE RETURNED BY CERTIFIED MAIL
AGENT'S
INITIALS

DATED the 22nd day of April 1993

EXECUTION AND
ATTESTATION
(See Note 7)

SIGNED by the said Owner in the
presence of:

.....

OR

THE COMMON SEAL of
WEEKS PEACOCK QUALITY HOMES PTY. LTD.
was hereunto affixed
in the presence of:

..... Director
..... Director/Secretary



SHORT FORM OF
PROOF
(See Note 8)

Appeared before me at the day of 19
the Owner within described the party executing the within instrument being a person well known to me and did freely and
voluntarily sign the same.

(SIGNED)

.....

LONG FORM OF
PROOF
(See Note 9)

Appeared before me at the day of 19
(hereinafter referred to as "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 Owner, the party executing the same, was personally
known to the witness, that the signature to be the said instrument is in the handwriting of the Owner, and the Owner did freely
and voluntarily sign the same in the presence of the witness and was at the time of sound mind.

(SIGNED)

.....

COVENANTS cont.

PROVIDED THAT the Trusts will not unreasonably or capriciously refuse or withhold any such approval but a refusal shall not be or be deemed unreasonable or capricious if a registered architect in private practice shall have certified that the proposed works do not conform with the general standards of design and planning of the development of other lands within the Development Zone or that the proposed works are undesirable by reason of the effect they would have upon the development, appearance, health or amenity of the neighbourhood or any part of it.

3. That no undue delay will be permitted by the Owner to occur in the commencement or in the completion of any work approved by the Trusts and no variation to such work as approved will be permitted other than in accordance with the terms of any subsequent written approval of the Trusts given before such variation was commenced.

4. That the Owner will not obstruct or do anything which would prevent or hinder the Trusts its servants agents or contractors from entering the said land for the purpose of remedying any breach by the Owner of its obligations under this Encumbrance of which breach at least 14 days' notice in writing has been given to the Owner and which breach has not then been remedied.

5. That the Owner will pay to the Trusts on demand all costs (including legal costs) and expenses incurred by the Trusts its servants agents or contractors in respect of any breach by the Owner of its obligations under this Encumbrance and any action taken to remedy the same. All such costs and expenses may be recovered in any court of competent jurisdiction in addition to all other powers and rights available to the Trusts hereunder.

6. That the said land will not be divided.

7. That the Owner will not permit the said land to remain vacant for more than **twelve (12)** months from the date hereof or such further date as the Trusts may advise the Owner by which date the Owner will have commenced to construct a residence on the said land in accordance with plans and specifications approved by the Trusts, in default of which the Trusts shall have the option to repurchase the said land by notice in writing to the Owner at the price paid by the Owner to the Trusts, such option to be exercised by notice posted to the Owner within 3 calendar months of the expiry of the period mentioned at the beginning of this clause.

8. That the Owner will not cause or permit the said land to be resold or advertised for sale unless a residence has been constructed thereon or unless the Trusts have consented in writing to such resale and/or advertising.

AND the Owner acknowledges for himself and his successors in title that the foregoing covenants are entered into and undertaken for the purposes of the Trusts' scheme of development for the lands comprised in the Development Zone and that the Trusts have declared and undertaken that they have required and will require from each purchaser of the lands comprised in the Development Zone as a condition of its sale of those lands a Memorandum of Encumbrance in substantially similar form to this instrument and containing the same or substantially similar covenants and other stipulations.

PROVIDED ALWAYS THAT

1. The Trusts may from time to time in their absolute discretion modify waive or release any of the covenants and other stipulations herein contained or implied.

2. The Trusts may from time to time in their absolute discretion modify waive or release any of the covenants and other stipulations expressed or implied in any Memorandum of Encumbrance or other instrument whatsoever relating to any other land in the Development Zone and whether the same were entered into or imposed before or at the same time as or after the date hereof and no such modification or waiver or release shall release the Owner or his successors in title from the covenants and other stipulations herein contained and implied.

3. The Trusts may at any time in their absolute discretion discharge all the Memoranda of Encumbrance over all the land in the Development Zone or transfer such Memoranda to such body as they in their absolute discretion deem fit.

In this instrument:—

- (1) Unless repugnant to the context words importing any particular gender shall include all other genders and words importing the singular number shall include the plural and vice versa;
- (2) The expression "the Owner" includes the registered proprietor for the time being of the said land;
- (3) If there shall be more than one person responsible hereunder as the Owner or as a successor in title to the Owner, the liability of all such persons shall be both joint and several.

AND subject as aforesaid the Trusts shall be entitled to all the powers rights and remedies given to encumbrancees by the Real Property Act 1886.

MEMORANDUM OF ENCUMBRANCE

The whole of the land comprised in Certificate of Title Register Book Volume 5111 Folio 264

DESCRIPTION OF
LAND
(see Note 2)

COMMISSIONER OF STAMPS

S.A. STAMP DUTY
DOCUMENT 22/1
22/04/78 1/10/158 061274.1
EXEMPT / NOT LIABLEESTATE AND INTEREST
(see Note 3)

Estate in fee simple

ENCUMBRANCES
(see Note 4)

Nil.

ENCUMBRANCER
(Full name, address
and occupation)
(see Note 5)**WEEKS PEACOCK QUALITY HOMES PTY. LTD.** of 712-714 South Road Glandore 5037
(ACN 008 087 278)

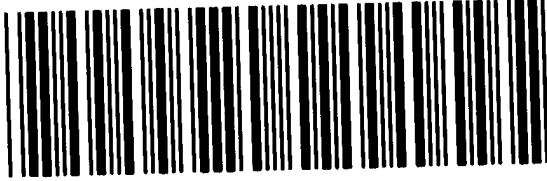
(hereinafter called "the Owner")

ENCUMBRANCEE
(Full name, address
and occupation)
(see Note 6)SOUTH AUSTRALIAN URBAN LAND TRUST of 55 Gawler Place, Adelaide, 5000 and SOUTH AUSTRALIAN HOUSING TRUST of Riverside Centre, North Terrace, Adelaide 5000 as tenants in common (hereinafter called "the Trusts" which expression includes their respective successors and assigns).

IN CONSIDERATION of the transfer of the said land to the Owner by the Trusts FOR VALUABLE CONSIDERATION hereby acknowledged to have been received by the Owner from the Trusts AND DESIRING TO render the said land available for the purposes of securing to the Trusts the rent charge hereinafter mentioned and the performance and observance of the covenants on the part of the Owner hereinafter contained the Owner DOES HEREBY ENCUMBER the said land with the payment to the Trusts of the annual sum or yearly rent charge of TEN CENTS (10c) payable (if demanded by the Trusts) on the 1st day of July in each and every year commencing on the 1st day of July next after the execution hereof to the intent that the Trusts shall hold the said rent charge in perpetuity for an estate in fee simple AND with the performance and observance of the covenants on the part of the Owner hereinafter contained PROVIDED THAT the Trusts shall not demand payment of the said rent charge if and so long as the Owner and his successors in title shall duly perform and observe all the covenants and other stipulations hereinafter contained (and the burden of proving such performance and observance shall lie upon the Owner), but none of the previous provisions for or in respect of payment of the said annuity or rent charge shall in any way affect or prejudice the rights of the Trusts or any other person claiming under the Trusts as purchaser of any part or parts of the Development Zone to an injunction to prevent or restrain any breach of the covenants and other stipulations hereinafter contained or to damages for any such breach.

The Owner for itself and its successors in title HEREBY COVENANTS with the Trusts as proprietor of and with all other persons claiming under the Trusts as purchasers of any part or parts of the Development Zone being all the land and allotments delineated in the plan deposited in the Lands Titles Registration Office numbered 36383 (to the intent that the benefit of such covenants shall be annexed to and devolve with each and every part of the said Development Zone other than the land hereby encumbered) as follows:—

1. That the said land or any part thereof will not be used for any purpose other than for residential purposes.
2. (a) That no building or structure (including a fence or wall of any nature whatsoever) will be erected or made in or over the said land or any part thereof except in accordance with plans and a schedule of materials sufficient to outline the building or structure which have received the prior written approval of the Trusts.
- (b) That no site works (including fencing, any excavation, any levelling or filling or any retaining wall or any driveway) will be erected made or carried out on or about the said land or any part thereof except in accordance with plans sufficient to outline the works which have received the prior written approval of the Trusts.

9275496

**LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA**

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

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

SERIES NO.	PREFIX
2	LF

**BELOW THIS LINE FOR OFFICE USE
ONLY**

Date: 12 FEB 2002	Time: 15.15
FEES	
R.G.O.	POSTAGE
87	

AGENT CODE

Lodged by: **VM09**

Correction to:

VM09

S70

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

1.
2.
3.
4.
5.

Assessor

PICK-UP NO.	
CP	
DEV. NO.	

CORRECTION	PASSED
------------	------------

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

ITEM	AGENT CODE

FILED 27-3-2002 pro REGISTRAR-GENERAL
--

BY-LAWS

COMMUNITY PLAN No.
21190

22 DRIFTWOOD CRESCENT
SEAFORD RISE 5169
(address)

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COMMUNITY TITLES ACT, 1996

MANAGEMENT BY-LAWS

The terms of these By laws are binding on the Community Corporation, the owners and occupiers of the community Lots and the development Lot or Lots (if any) comprising the scheme and persons entering the community parcel.

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

PART 1

PERMITTED USE

All lots are to be used for residential purposes only.

PART 2

RESTRICTED COMMON PROPERTY

There is no restricted Common Property within the Community Corporation

PART 3

By-law 1 - Common Property

1. The Common Property is as shown on Sheet 1 of the Primary Plan of the scheme.
2. The Community Corporation is responsible for the control, management, use and maintenance of the Common Property.
5. In accordance with the Community Plan the Common Property exists below a level of 30.00 metres AHD and is not available for use by lot owners.

By-law 2 - Internal Fencing

1. The Fences Act 1975 (As amended) applies as between owners of adjoining Community Lots.

By-law 3 - Garbage

1. The occupiers of a Community Lot must provide a garbage bin for the storage of garbage upon their respective Lots and to ensure that the garbage is available for regular collection by the local Council or its Contractor at the designated collection points and in accordance with that Councils By-laws and garbage collection arrangements from time to time.

By-law 4 - Statutory Services

1. The Community Corporation shall be responsible for the maintenance repair and replacement of water, sewerage, stormwater, electricity, gas and telephone services.

By-law 5 - Insurance

1. The Community Corporation must review on an annual basis all insurances effected by it and the need for new insurances.
2. Notice of an AGM of the Community Corporation must include a form of motion to decide whether insurances effected by the Community Corporation should be confirmed varied or extended.
3. The Community Corporation must immediately effect new insurances or vary or extend existing insurances if there is an increased risk or a new risk.
4. A proprietor or occupier of a Community Lot must not, except with the approval of the Community Corporation, do anything that might:-
 - a. void or prejudice insurance effected by the Community Corporation; or
 - b. increase any insurance premium payable by the Community Corporation.
5. Each proprietor of a Lot shall insure all buildings and other improvements on the Lot.

The insurance must be against risks that a normally prudent person would insure against; and

 - a. must be for the full cost of replacing the building or improvements with new materials; and
 - b. must cover incidental costs such as demolition, site clearance and architects fees.
 - c. must cover third party property and bodily injury extending to cover any person occupying the Lotholder's lot

The Policy of insurance shall be issued by a company approved by the Corporation and shall give such cover as the Corporation in its absolute discretion may require, the minimum requirement being that such a policy of insurance shall give cover for loss or damage to property or person of third parties to a minimum of \$10,000.00.00 in respect of any one accident or event.

6. The proprietor of each Lot must provide the Community Corporation, as requested by the Community Corporation from time to time, evidence of a current policy of insurance effected by the proprietor in terms of this By law, .

By-law 6 - Maintenance of a Building on a Lot

1. The proprietor or occupier of a Lot must keep the Lot including, without limitation, the exterior of the building on the Lot, clean and tidy and in good repair and condition.
2. The proprietor or occupier of a Lot must carry out all maintenance and repairs to the exterior of the buildings on the Lot in a proper and workmanlike manner to the reasonable satisfaction of the Community Corporation.
3. Alterations to the exterior of the buildings must be harmonious and sympathetic to the design and concept of the development as a whole.

By-law 7 - Keeping of Pets.

1. The proprietor or occupier of a Lot shall not with out first receiving the approval of the Community Corporation, keep any pet on the Lot or other part of the Common Property other than one small dog or a cat.
2. Notwithstanding By-law 1. above :-

An occupier of a Lot or a visitor to the community parcel who suffers from a disability, may keep or use a dog that is trained to assist in respect of that disability.
3. Where a proprietor or occupier of a Lot or any other person who is on the Common Property with a proprietor or occupier of a Lot's consent (express or implied) brings or keeps a pet on the Lot or any other part of the Common Property, that proprietor or occupier is:-
 - a. Liable to the proprietor or occupier of their Lots and all other persons lawfully on the Common Property for any noise which is disturbing to an extent which is unreasonable and for damage to or loss of property or injury to any person caused by the pet; and
 - b. Responsible for cleaning up after the pet has used any part of another Lot or any part of the Common Property.

By-law 8 - Washing

1. The proprietor or occupier of a Lot must not hang washing, towels, bedding, clothing or other articles of a similar nature on the outside of a building or Lot, or, on any part of a Lot other than the area of the Lot intended for that purpose.

By-law 9 - Landscaping

1. Each proprietor or occupier of a Lot shall keep the garden of that Lot maintained and clear of rubbish and shall not change the landscaping of that Lot so as to substantially alter the environment without the prior written approval of the Community Corporation.

By-law 10 - Peaceful Enjoyment

1. A proprietor or occupier of a Lot shall not interfere with the quiet enjoyment of another Lot or the Common Property.
2. A proprietor or occupier of a Lot shall not upon that parcel create any noise or undertake any activity which is likely to interfere with the peaceful enjoyment of another Lot or of any person lawfully using the Common Property.

By-law 11 - Community Corporation's Right to Recover Money

1. The Community Corporation may recover any money owing to it under the By-laws as a debt.
2. A proprietor or occupier of a Lot must pay or reimburse the Community Corporation on demand for the costs charges and expenses of the Community Corporation in connection with contemplated or actual enforcement, or preservation of any rights under the By-laws in relation to the proprietor or occupier.
3. The costs, charges and expenses recoverable by the Community Corporation shall include without limitation, those expenses incurred in retaining any independent consultant or other person to evaluate any matter of concern and its administration costs in connection with those events.
4. The Community Corporation may charge interest on any overdue monies owed by a proprietor or occupier of a Lot to the Community Corporation at the rate of 2% per annum above the rate quoted by the Community Corporation's Bankers on overdraft accommodation less than \$100,000, calculated on daily balances commencing from the day that the money becomes due for payment.

By-Law 12 – Observance of By-Laws

1. Where these By-Laws restrict the behaviour or activity of a Lotholder or occupier of a Lot there shall be imposed upon that Lotholder or Occupier an obligation not to permit that behaviour or activity.
- A Lotholder or Occupier of a Lot shall take all reasonable steps to ensure that their visitors or invitees comply with the provisions of these By-Laws and in the event of their inability or any reason to ensure such compliance by any such visitor or invitee, they shall thereupon ensure that such visitor or invitee leaves the Community Parcel.

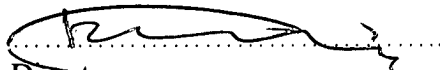
TERMS OF INSTRUMENT NOT
CHECKED BY LANDS TITLES OFFICE

Page 7 of 8

By-laws

Development No 145/C027/01

The COMMON SEAL OF
WEEKS PEACOCK QUALITY HOMES PTY LTD.
Was hereunto affixed in the presence of


.....
Director

.....
Secretary



TERMS OF INSTRUMENT NOT
CHECKED BY LANDS TITLES OFFICE

Page 8 of 8

By-laws
Development No 145/C027/01

AD 14583224

Lodged: 31 July 2025 09:24:49 AM
1 OF 1

LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA

Registered: 05 August 2025 09:28:03 AM

Form A2
Version 40.5



APPLICATION TO REGISTER DEATH BY SURVIVOR

Responsible Subscriber: TAYLOR WRIGHT LAWYERS PTY LTD - Taylor Wright
Lawyers Pty Ltd/Robyn White Lawyers and Conveyancers (EL - PEXA) (E152478)
Customer Reference: 24907 Huw

ELN Lodgement Case ID: 1470682682
ELN Workspace ID: 14042590

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

LAND DESCRIPTION

THE WHOLE OF THE LAND IN CT VOLUME 5869 FOLIO 613

ESTATE & INTEREST

FEE SIMPLE

DECEASED JOINT TENANT (Full name)

(a) CATHERINE AGNES DOWDEN

who is one and the same person as the registered proprietor of the estate and interest and is named and described in the Register Book as:

(b) CATHERINE AGNES DOWDEN

DATE OF DEATH

22 DECEMBER 2023

APPLICANT - SURVIVING JOINT TENANT (Full name and address)

HUW RHYS DOWDEN OF 22 DRIFTWOOD CR SEAFORD RISE SA 5169

THE APPLICANT APPLIES TO HAVE THE DEATH OF THE DECEASED REGISTERED ON THE LAND DESCRIBED

DATED 31 JULY 2025

CERTIFICATION

The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.

The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

The Certifier has retained the evidence supporting this Registry Instrument or Document.

The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Joshua Samuel Taylor

Practitioner Certifier

For: TAYLOR WRIGHT LAWYERS PTY LTD

On behalf of: HUW RHYS DOWDEN

This is a representation of an instrument that was electronically lodged

Certificate of Title

Title Reference: CT 5869/613
Status: CURRENT
Edition: 8

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Status
20/08/2025	25/08/2025	14597869	DISCHARGE OF MORTGAGE	REGISTERED
20/08/2025	25/08/2025	14597870	MORTGAGE	REGISTERED

Data Available - Dealings completed since 07/08/2025 and unregistered Dealings

Priority Notices

NIL

Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
12/02/2002	02/04/2002	9275496	BY-LAWS	FILED	C21190

Registrar-General's Notes

No Registrar-General's Notes exist for this title

CP 21190

COMMUNITY PLAN NUMBER

PLAN TYPE

PRIMARY

THIS IS SHEET

1

OF

2

SHEETS

DEPOSITED

27/3/2002

PRO REGISTRAR-GENERAL

CLOSURE CHECKED

AD

PLAN EXAMINED

WJS

PLAN APPROVED

WJS

P.M.S. APPROVED

20.2.2002

TITLE REFERENCE

CT VOL 5/III FOL 264

LAND DESCRIPTION

ALLOTMENT 267 IN DP 36383 OF PART SECTION 349

IRRIGATION AREA

WILLUNGA

DIVISION

SEAFOURD RISE

COUNCIL

CITY OF ONKAPARINGA

MAP REF.

6527 - 16 - N

O.B.

FP 43264

TOTAL AREA

661m²

DEV. No.

145/CO27/OI

SCALE

0 2 4 8 12 16 20

METRES

ANNOTATIONS

THE COMMON PROPERTY EXISTS BELOW A LEVEL OF 30.00 METRES AHD

LOTS 100 AND 101 EXIST ABOVE A LEVEL OF 30.00 METRES AHD (APPROXIMATELY 10.00 METRES BELOW GROUND LEVEL AND UPWARDS)

THE SERVICE INFRASTRUCTURE COULD NOT BE FOUND DUE TO THE AGE AND NATURE OF THE SCHEME AND THE UNAVAILABILITY OF RECORDS

ALL DISTANCES ARE GROUND DISTANCES

COMBINE SCALE FACTOR 1:2 320°07' ZONE AME

BEARING DATUM 1:2 320°07' DISTANCE

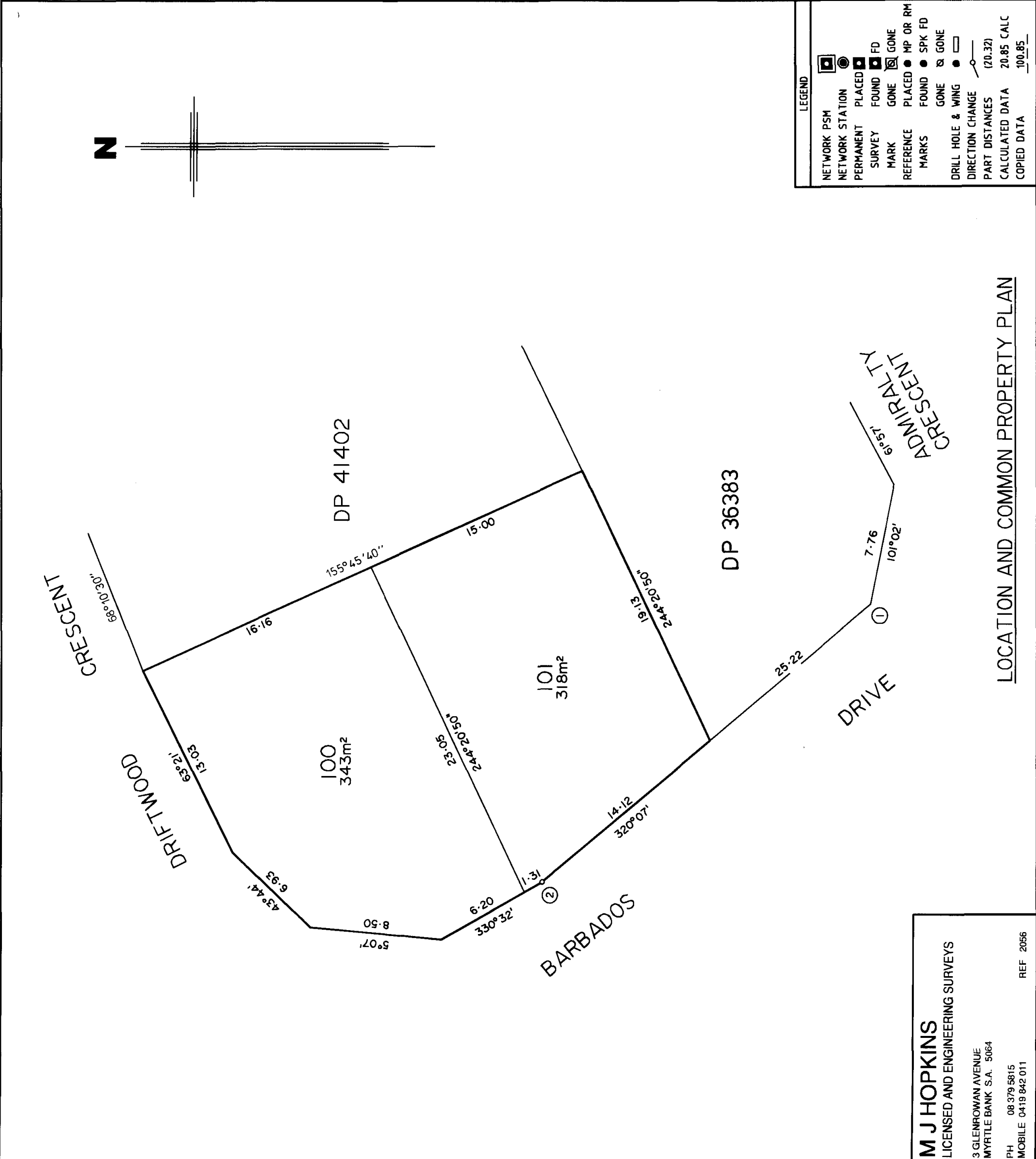
DERIVED FROM FP 43264 (ADOPTED)

CERTIFICATE OF LICENSED SURVEYOR

I, Michael Jessop Hopkins, a licensed Surveyor under the Survey Act 1992, certify that this community plan has been correctly prepared in accordance with Community Titles Act 1996 to a scale prescribed by regulation.

Dated the 10th day of February 2002

Licensed Surveyor



21190

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER	
CP 21190	
THIS IS SHEET 2 OF 2 SHEETS	
APPROVED <i>[Signature]</i> 20-2-2002	DEPOSITED 27 131 2002 <i>[Signature]</i> PRO REGISTRAR-GENERAL

APPLICATION 9275495

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
100	5100	
101	4900	
AGGREGATE	10000	

CERTIFICATE OF LAND VALUER

I, Fred Taormina being
a Land Valuer within the meaning of the Land Valuers Act
1994 certify that this schedule is correct for the purposes
of the Community Titles Act 1996

Dated the 7th day of February, 2002

[Signature]
.....
Signature of Land Valuer

Certificate of Title

Title Reference: CT 5869/613

Status: CURRENT

Parent Title(s): CT 5111/264

Dealing(s) Creating Title: ACT 9275495

Title Issued: 02/04/2002

Edition: 8

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
20/08/2025	25/08/2025	14597870	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
20/08/2025	25/08/2025	14597869	DISCHARGE OF MORTGAGE	REGISTERED	13511027
31/07/2025	05/08/2025	14583224	APPLICATION TO NOTE DEATH	REGISTERED	CATHERINE AGNES DOWDEN (DECD), HUW RHYS DOWDEN
23/04/2021	29/04/2021	13511027	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
23/04/2021	29/04/2021	13511026	TRANSFER	REGISTERED	CATHERINE AGNES DOWDEN, HUW RHYS DOWDEN
23/04/2021	29/04/2021	13511025	DISCHARGE OF MORTGAGE	REGISTERED	12205368
30/09/2014	03/11/2014	12205368	MORTGAGE	REGISTERED	HOMESTART FINANCE
30/09/2014	03/11/2014	12205367	TRANSFER	REGISTERED	MARIA CATERINA FABJANCIC
30/09/2014	03/11/2014	12205366	APPLICATION TO NOTE DEATH	REGISTERED	NORA CHRISTINA HALL (DECD), NORMAN STANLEY WALLIS
30/09/2014	03/11/2014	12205365	DISCHARGE OF MORTGAGE	REGISTERED	10877362
10/01/2008	02/02/2008	10877362	MORTGAGE	REGISTERED	PERPETUAL LTD. (ACN: 000 431 827)
10/01/2008	02/02/2008	10877361	TRANSFER	REGISTERED	NORA CHRISTINA HALL, NORMAN STANLEY WALLIS
10/01/2008	02/02/2008	10877360	DISCHARGE OF MORTGAGE	REGISTERED	10080572
01/10/2004	14/10/2004	10080572	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
01/10/2004	14/10/2004	10080571	TRANSFER	REGISTERED	NORMAN STANLEY WALLIS
01/10/2004	14/10/2004	10080570	DISCHARGE OF MORTGAGE	REGISTERED	9346188
28/05/2002	06/06/2002	9346188	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
28/05/2002	06/06/2002	9346187	TRANSFER	REGISTERED	JOHN MCFADYEN
30/04/1993	04/06/1993	7493045	ENCUMBRANCE	REGISTERED	SOUTH AUSTRALIAN URBAN PROJECTS AUTHORITY, SOUTH AUSTRALIAN HOUSING TRUST



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: 2727106

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

DATE OF ISSUE

05/11/2025

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER

18811258

OWNERSHIP NAME

C A & H R DOWDEN

PROPERTY DESCRIPTION

22 DRIFTWOOD CRES / SEAFORD RISE SA 5169 / LT 100 C21190

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
8614211036	CT 5869/613	\$530,000.00	R4 1.000	RE 0.400

LEVY DETAILS:

FINANCIAL YEAR

2025-2026

FIXED CHARGE	\$	50.00
+ VARIABLE CHARGE	\$	179.35
- REMISSION	\$	107.95
- CONCESSION	\$	0.00
+ ARREARS / - PAYMENTS	\$	-121.40
= <u>AMOUNT PAYABLE</u>	\$	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

03/02/2026



**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

 <p>Billers Code: 456285 Ref: 7010701311</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
--	---	---

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

**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: 2727106

DATE OF ISSUE

05/11/2025

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

ENQUIRIES:

Tel: (08) 8372 7534

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

C A & H R DOWDEN

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

22 DRIFTWOOD CRES / SEAFORD RISE SA 5169 / LT 100 C21190

ASSESSMENT NUMBER

8614211036

TITLE REF.

(A "+" indicates multiple titles)

CT 5869/613

TAXABLE SITE VALUE

\$260,000.00

AREA

0.0343 HA

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

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

Please Note:

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

ON OR BEFORE**03/02/2026**

See overleaf for further information

**Government of
South Australia**

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**

OFFICIAL: Sensitive

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Biller Code: 456293 Ref: 7010701220 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small>	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Commissioner of State Taxation , along with this Payment Remittance Advice to: 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:
C A & H R DOWDEN

Water & Sewer Account
Acct. No.: 86 14211 03 6

Amount: _____

Address:
22 DRIFTWOOD CRES SEAFORD RISE LT
100 C21190

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	8614211036



Bill code: 8888
Ref: 8614211036

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: 8614211036



**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

Our ref: SK63557
searches@eckermannforms.com
4 November 2025
Huw Rhys Dowden
22 Driftwood Crescent, Seaford Rise SA 5169

Owner: Huw Rhys Dowden

Address: 22 Driftwood Crescent, Seaford Rise SA 5169

Community Plan No: 21190

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

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

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

If yes, please provide details.

Yes / **No**

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

If yes, please provide details.

Yes / **No**

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

If yes, please provide details.

Yes / **No**

Yours faithfully,

Sophie King
Direct Phone: 8366 7938

Certificate in Respect of a Community Lot

Our ref: SK63557

To: Eckermann Forms

With reference to 22 Driftwood Crescent, Seaford Rise SA 5169

Defined on Deposited Community Plan No 21190 it is hereby certified as follows: -

1. Financial Details

- a) Is there a maintenance fund? YES / **NO**

If Yes, Please complete the Maintenance Contribution as below:

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

- b) Levies Payable (Description, Amount, Due Date) **N/A**

1. _____

2. _____

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

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

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

2. The Lot Holder's position with the fund N/A

- a) The proportion of the maintenance fund which the owner of the abovementioned Lot pays is \$ _____ per * annum/quarter/month – paid to: _____.
- b) The amounts required by the corporation from the owner of the said Lot as its contribution to the maintenance fund and presently unpaid are \$ _____

3. Amounts claimed to remedy a breach N/A

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

4. Work performed and chargeable to the subject Lot

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

OR

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

5. Future Levies N/A

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

*The estimated amount of such expenditure is \$ _____

*The general nature of such repairs or works is _____

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

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

7. Unauthorized Structural Work

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

OR

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

8. Details of Community Corporation Insurance **N/A**

Insurer: _____

Policy No.: _____

Property Cover \$ _____ Expiry Date / /

Public Liability \$ _____ Expiry Date / /

How much is the Insurance per year? \$ _____

Is the Insurance shared equally between each unit/house owner? **Yes / No**

Please provide a current copy of the Certificate of Currency of Insurance

In accordance with the Community Titles Act 1996, the Common Property must be insured as set out in the By-laws. (Public Liability of not less than \$10million and general damages cover for not less than \$20,000.00). The Common Property Insurance is to be in the name of "Community Corporation No. 21190 Inc.".

9. Please provide a copy of the following (if available): **N/A**

- Minutes of general meetings of the Corporation for the last two (2) years;
 - Minutes of management committee meetings of the Corporation for the last two (2) years;
 - Details of any 'special resolution' or 'unanimous resolution' affecting the lot or common property passed during the last five (5) years;
 - Statement of Accounts of the Corporation last prepared;
 - Insurance Policy(ies) currently in force by the Corporation;
- Any other information relevant to the Corporation.

Dated 04 / 11 / 2025

IN WITNESS WHEREOF THE COMMON SEAL OF
COMMUNITY CORPORATION NO 21190 INC.
WAS HERETO AFFIXED IN THE PRESENCE OF

Self-Managed Questionnaire completed by Huw Rhys Dowden with Sophie King over the phone on 04/11/2025