

# MAGAIN

Magain Real Estate Happy Valley Pty Ltd T/A Magain Real Estate  
Unit 2/32 Saltfleet Street Port Noarlunga SA 5167  
Tel: 08 8382 0029 Agent No: 222182

## FORM 1 - Vendor's Statement

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

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Schedule

**Preliminary**

#### To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired. If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

The *Aboriginal Heritage Act 1988* protects any Aboriginal site or object on the land. Details of any such site or object may be sought from the "traditional owners" as defined in that Act.

If you desire additional information, it is up to you to make further inquiries as appropriate.

#### Instructions to the vendor for completing this statement:

means the Part, Division, particulars or item may not be applicable.

If it is applicable, ensure the box is ticked and complete the Part, Division, particulars or item.

If it is not applicable, ensure the box is empty or strike out the Part, Division, particulars or item. Alternatively, the Part, Division, particulars or item may be omitted, but not in the case of an item or heading in the table of particulars in Division 1 of the Schedule that is required by the instructions at the head of that table to be retained as part of this statement.

\* means strike out or omit the option that is not applicable.

All questions must be answered with a YES or NO (inserted in the place indicated by a rectangle or square brackets below or to the side of the question).

If there is insufficient space to provide any particulars required, continue on attachments.

### PART A – PARTIES AND LAND

#### 1 Purchaser:

Address:

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#### 2 Purchaser's registered agent:

Address:

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#### 3 Vendor: Joshua Steele and Amanda Jane Steele

Address:

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#### 4 Vendor's registered agent: Magain Real Estate Happy Valley Pty Ltd T/A Magain Real Estate

Address:

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#### 5 Date of contract (if made before this statement is served):

#### 6 Description of the land: [Identify the land including any certificate of title reference]

The land situated at 29 Saltash Avenue, Christies Beach SA 5165 and being whole of the land in Certificate of

Title Volume 5735 Folio 848 and being whole of Allotment 55 on Deposited Plan 3087 in the Area named

Christies Beach in the Hundred of Noarlunga

## PART B – PURCHASER'S COOLING-OFF RIGHTS AND PROCEEDING WITH THE PURCHASE

To the purchaser:

### Right to cool-off (section 5)

#### 1 – Right to cool-off and restrictions on that right

You may notify the vendor of your intention not to be bound by the contract for the sale of the land UNLESS –

- (a) you purchased by auction; or
- (b) you purchased on the same day as you, or some person on your behalf, bid at the auction of the land; or
- (c) you have, before signing the contract, received independent advice from a legal practitioner and the legal practitioner has signed a certificate in the prescribed form as to the giving of that advice; or
- (d) you are a body corporate and the land is not residential land; or
- (e) the contract is made by the exercise of an option to purchase not less than 5 clear business days after the grant of the option and not less than 2 clear business days after service of this form; or
- (f) the sale is by tender and the contract is made not less than 5 clear business days after the day fixed for the closing of tenders and not less than 2 clear business days after service of this form; or
- (g) the contract also provides for the sale of a business that is not a small business.

#### 2 – Time for service

The cooling-off notice must be served –

- (a) if this form is served on you before the making of the contract – before the end of the second clear business day after the day on which the contract was made; or
- (b) if this form is served on you after the making of the contract – before the end of the second clear business day from the day on which this form is served.

However, if this form is not served on you at least 2 clear business days before the time at which settlement takes place, the cooling-off notice may be served at any time before settlement.

#### 3 – Form of cooling-off notice

The cooling-off notice must be in writing and must be signed by you.

#### 4 – Methods of service

The cooling-off notice must be –

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:

88 Alice Street, Sefton Park SA 5083

(being the vendor's last known address); or

- (c) transmitted by fax or email to the following fax number or email address:  
scott@magain.com.au

(being a number or address provided to you by the vendor for the purpose of service of the notice); or

- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:

Unit 2/32 Saltfleet Street Port Noarlunga SA 5167

(being \*the agent's address for service under the *Land Agents Act 1994* an address nominated by the agent to you for the purpose of service of the notice).

#### Note –

Section 5(3) of the *Land and Business (Sale and Conveyancing) Act 1994* places the onus of proving the giving of the cooling-off notice on the purchaser. It is therefore strongly recommended that –

- (a) if you intend to serve the notice by leaving it for the vendor's agent at the agent's address for service or an address nominated by the agent, you obtain an acknowledgment of service of the notice in writing; or
- (b) if you intend to serve the notice by fax or email, you obtain a record of the transmission of the fax or email.

#### 5 – Effect of service

If you serve such cooling-off notice on the vendor, the contract will be taken to have been rescinded at the time when the notice was served. You are then entitled to the return of any money you paid under the contract other than –

- (a) the amount of any deposit paid if the deposit did not exceed \$100; or
- (b) an amount paid for an option to purchase the land.

**Proceeding with the purchase**

If you wish to proceed with the purchase—

- (a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage; and
- (b) pay particular attention to the provisions in the contract as to time of settlement - it is essential that the necessary arrangements are made to complete the purchase by the agreed date - if you do not do so, you may be in breach of the contract; and
- (c) you are entitled to retain the solicitor or registered conveyancer of your choice.

**PART C – STATEMENT WITH RESPECT TO REQUIRED PARTICULARS**

(section 7(1))

**To the purchaser:**

\*I / ~~We~~,

Joshua Steele

of

88 Alice Street, Sefton Park SA 5083

being the ~~\*vendor(s)~~/person authorised to act on behalf of the vendor(s) in relation to the transaction state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994*.

Signed:

**PART D – CERTIFICATE WITH RESPECT TO PRESCRIBED INQUIRIES BY REGISTERED AGENT**

(section 9)

**To the purchaser:**

I,

Scott McPharlin

certify ~~\*that the responses/~~that, subject to the exceptions stated below, the responses to the inquiries made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm the completeness and accuracy of the particulars set out in the Schedule.

Exceptions:

NIL

Signed:   
Signed on Greatforms by:  
PTW2KC35RS869BDN0RQX165X2

Scott McPharlin

02-Feb-2026

~~\*Vendor's agent / Purchaser's agent~~

~~\*Person authorised to act on behalf of \*Vendor's agent / Purchaser's agent~~

**SCHEDULE – DIVISION 1****PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND****(section 7(1)(b))****Note –**

Section 7(3) of the Act provides that this statement need not include reference to charges arising from the imposition of rates or taxes less than 12 months before the date of service of the statement.

Where a mortgage, charge or prescribed encumbrance referred to in column 1 of the table below is applicable to the land, the particulars in relation to that mortgage, charge or prescribed encumbrance required by column 2 of the table must be set out in the table (in accordance with the instructions in the table) unless—

- (a) there is an attachment to this statement and –
  - (i) all the required particulars are contained in that attachment; and
  - (ii) the attachment is identified in column 2; and
  - (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or
- (b) the mortgage, charge or prescribed encumbrance –
  - (i) is 1 of the following items in the table:
    - (A) under the heading 1. General –
      - 1.1 Mortgage of land
      - 1.4 Lease, agreement for lease, tenancy agreement or licence
      - 1.5 Caveat
      - 1.6 Lien or notice of a lien
    - (B) under the heading 36. Other charges –
      - 36.1 Charge of any kind affecting the land (not included in another item); and
  - (ii) is registered on the certificate of title to the land; and
  - (iii) is to be discharged or satisfied prior to or at settlement.

**TABLE OF PARTICULARS**

| Column 1 | Column 2 | Column 3 |
|----------|----------|----------|
|----------|----------|----------|

*[If an item is applicable, ensure that the box for the item is ticked and complete the item.]*

*[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE " or "N/A" in column 1. Alternatively, the item and any inapplicable heading may be omitted, but not in the case of—*

- (a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and
- (b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and
- (c) the heading "6. Repealed Act conditions" and item 6.1; and
- (d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,

*which must be retained as part of this statement whether applicable or not.]*

*[If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in **bold type** must be set out in column 3 and all other particulars must be set out in column 2.]*

*[If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for each such mortgage, charge or prescribed encumbrance.]*

*[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]*

| Column 1  | Column 2   | Column 3  |
|---|--|---|
| <b>1. General</b>   |  |   |
| 1.1 Mortgage of land  | <p><b>Is this item applicable?</b></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):<br/>REFER ATTACHED CERTIFICATE OF TITLE</p> <p>Number of mortgage (if registered):<br/>13490287</p> <p>Name of mortgagee:<br/>PERPETUAL TRUSTEE CO LTD. (ACN: 000 001 007)</p>   | <input checked="" type="checkbox"/><br>YES<br>YES |
| 1.2 Easement<br>(whether over the land or annexed to the land)  | <p><b>Is this item applicable?</b></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Description of land subject to easement:</p> <p>Nature of easement:</p> <p>Are you aware of any encroachment on the easement?</p> <p>(If YES, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given?</p> <p>(If YES, give details):</p>                         | <input type="checkbox"/><br>YES/NO<br>YES/NO      |
| 1.3 Restrictive covenant<br><br><b>[Note -</b><br><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | <p><b>Is this item applicable?</b></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Nature of restrictive covenant:</p> <p>Name of person in whose favour restrictive covenant operates:</p> <p>Does the restrictive covenant affect the whole of the land being acquired?</p> <p>(If NO, give details):</p> <p>Does the restrictive covenant affect land other than that being acquired?</p> | <input type="checkbox"/><br>YES/NO<br>YES/NO      |

| Column 1  | Column 2  | Column 3                                     |
|---|---|--|
| 1.4 Lease, agreement for lease, tenancy agreement or licence  | <p><b>Is this item applicable?</b></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc:</p> <p>From:</p> <p>To:</p> <p>Amount of rent or licence fee:</p> <p>per (period)</p> <p>Is the lease, agreement for lease etc in writing?</p> <p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify-</p> <p>(a) the Act under which the lease or licence was granted:</p> <p>(b) the outstanding amounts due (including any interest or penalty):</p> | <input type="checkbox"/><br>YES/NO<br>YES/NO |
| <b>[Note -</b><br><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | <b>N/A</b>  |  |

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

|  |   |  |
|--|---|--|
| 5.1 section 42 - Condition (that continues to apply) of a development authorisation  | <p><b>Is this item applicable?</b></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Condition(s) of authorisation:</p> | <input type="checkbox"/><br>YES/NO<br>YES/NO |
| <b>[Note -</b><br><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>  | <b>N/A</b>  |  |
| <b>6. Repealed Act conditions</b>  |   |  |
| 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) | <p><b>Is this item applicable?</b></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Nature of condition(s):</p>        | <input type="checkbox"/><br>YES/NO<br>YES/NO |
| <b>[Note -</b><br><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>  | <b>N/A</b>  |  |

| Column 1  | Column 2   | Column 3  |
|---|--|---|
| <b>21. Local Government Act 1999</b>  |  |   |
| 21.1 Notice, order, declaration, charge, claim or demand given or made under the Act  | <p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):<br/>REFER ATTACHED LOCAL GOVERNMENT RATES SEARCH</p> <p>Date of notice, order etc:<br/>29/01/2026</p> <p>Name of council by which, or person by whom, notice, order etc is given or made:<br/>CITY OF ONKAPARINGA COUNCIL</p> <p>Land subject thereto:<br/>CT-5735/848</p> <p>Nature of requirements contained in notice, order etc:<br/>GENERAL RATES 2025/2026 FINANCIAL YEAR</p> <p>Time for carrying out requirements:<br/>2025/2026 FINANCIAL YEAR</p> <p>Amount payable (if any):<br/>\$1,423.27</p>   | <input checked="" type="checkbox"/><br>YES<br>YES |
| <b>29. Planning, Development and Infrastructure Act 2016</b>                          |  |   |
| 29.1 Part 5 - Planning and Design Code  | <p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):<br/>REFER ATTACHED CERTIFICATE OF TITLE AND COUNCIL SEARCH</p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):<br/>ZONED SUBURBAN MAIN STREET TO THE CITY OF ONKAPARINGA COUNCIL AREA</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area?<br/>NO</p> <p>Is the land designated as a local heritage place?<br/>NO</p> <p>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?<br/>NO</p> <p>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?<br/>YES</p> <p><b>Note-</b><br/>For further information about the Planning and Design Code visit <a href="https://code.plan.sa.gov.au">https://code.plan.sa.gov.au</a>.</p> | <input checked="" type="checkbox"/><br>NO<br>YES  |
| 29.2 section 127 - Condition (that continues to apply) of a development authorisation | <p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):<br/>N/A</p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>  | <input type="checkbox"/><br>YES/NO<br>YES/NO      |

## ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser acknowledges receipt of the following:

**FORM 1 – STATEMENT UNDER SECTION 7 (*Land and Business (Sale and Conveyancing) Act 1994*)**

the above being identified by pages numbered **1** to **10** inclusive, together with the following annexures and supporting documents (if any):

## FORM 3 Buyers Information Notice

CERTIFICATE(S) OF TITLE

### R3 - BUYERS INFORMATION NOTICE

## PROPERTY INTEREST REPORT

SA WATER CERTIFICATE

CERTIFICATE OF LAND TAX PAYABLE

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

## LOCAL GOVERNMENT RATES SEARCH

## LOCAL GOVERNMENT PROPERTY INFORMATION & PARTICULARS

**SIGNED BY THE PURCHASER:**

Date: //\_\_\_\_\_  
Signed: \_\_\_\_\_

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

- The Purchaser:

  1. acknowledges and consents to the parties and their representatives signing the Form 1 by digital and or electronic signatures under the *Electronic Communications Act* (SA);
  2. by signing this Acknowledgement, signs for all Purchasers, and warrants authority to acknowledge the Form 1 for all Purchasers (if more than 1); and
  3. is not required to sign a Form 1 for it to be validly served and acknowledges the signing provision above is included if the Agent serves the Form 1 in person and wants evidence of the Purchaser having been served. If the Form 1 is served electronically, the email is sufficient evidence of what has been served.

Land and Business (Sale and Conveyancing) Act 1994 - section 13A

Land and Business (Sale and Conveyancing) Regulations 2025 - regulation 17

## Buyers information notice

Prescribed notice to be given to purchaser

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services (CBS) recommends you check the website: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au).

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety, Enjoyment and Value**, but all issues are relevant to each heading.

### Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property e.g. sheds and fences?
- Does the property have any significant **defects** e.g. **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring, gas installation, plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?



## Enjoyment

- Does the property have any **stormwater** problems?
- Is the property in a **flood prone area**? Is the property prone to coastal flooding?
- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?
- Are all gutters, downpipes and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any **significant trees** on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

## Value

- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How **energy efficient** is the home, including appliances and lighting? What **energy sources** (e.g. electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

**Disclaimer:** There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have, we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.

## Certificate of Title - Volume 5735 Folio 848

Parent Title(s) CT 1584/108

Creating Dealing(s) CONVERTED TITLE

Title Issued 21/02/2000 Edition 3 Edition Issued 30/03/2021

### Estate Type

FEE SIMPLE

### Registered Proprietor

AMANDA JANE STEELE  
JOSHUA STEELE  
OF 88 ALICE STREET SEFTON PARK SA 5083  
AS JOINT TENANTS

### Description of Land

ALLOTMENT 55 DEPOSITED PLAN 3087  
IN THE AREA NAMED CHRISTIES BEACH  
HUNDRED OF NOARLUNGA

### Easements

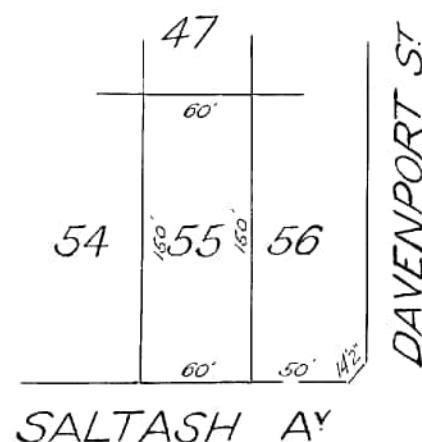
NIL

### Schedule of Dealings

| Dealing Number | Description   |
|----------------|---|
| 13490287       | MORTGAGE TO PERPETUAL TRUSTEE CO. LTD. (ACN: 000 001 007) |

### Notations

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



100 50 0 100 FT

DISTANCES ARE IN FEET AND INCHES  
FOR METRIC CONVERSION

1 FOOT = 0.3048 METRES

1 INCH = 0.0254 METRES

# Property Interest Report

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

|                        |   |                           |
|------------------------|---|---------------------------|
| Title Reference        | CT 5735/848                                 | Reference No. 2750504     |
| Registered Proprietors | J & A J*STEELE                              | Prepared 29/01/2026 11:45 |
| Address of Property    | 29 SALTASH AVENUE, CHRISTIES BEACH, SA 5165 |                           |
| 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](http://www.cbs.sa.gov.au)

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

## 1. General

|     |   |   |
|-----|---|---|
| 1.1 | Mortgage of land  | Refer to the Certificate of Title   |
|     | <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>   |   |
| 1.2 | Easement<br>(whether over the land or annexed to the land)  | Refer to the Certificate of Title   |
|     | Note--"Easement" includes rights of way and party wall rights   |   |
|     | <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>   |   |
| 1.3 | Restrictive covenant  | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance                                |
|     | <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>   |   |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence<br>(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) | Refer to the Certificate of Title<br>also<br>Contact the vendor for these details   |
|     | <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>   |   |
| 1.5 | Caveat  | Refer to the Certificate of Title   |
| 1.6 | Lien or notice of a lien  | Refer to the Certificate of Title   |
| 2.  | <b>Aboriginal Heritage Act 1988</b>   |   |
| 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<br><br>also<br><br>Refer to the Certificate of Title   |
| 3.  | <b>Burial and Cremation Act 2013</b>   |   |
| 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<br><br>also<br><br>contact the vendor for these details  |
| 4.  | <b>Crown Rates and Taxes Recovery Act 1945</b>   | Crown Lands Program in DEW has no record of any notice affecting this title   |
| 5.  | <b>Development Act 1993 (repealed)</b>   |   |
| 5.1 | section 42 - Condition (that continues to apply) of a development authorisation<br><br><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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br>also<br>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<br>also<br>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<br>also<br>Contact the vendor for these details   |

## 6. Repealed Act conditions

|     |   |   |
|-----|---|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed) | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply |
|-----|---|---|

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

## 7. Emergency Services Funding Act 1998

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

## 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  |
| <b>9. Fences Act 1975</b>                                  |  |   |
| 9.1  | section 5 - Notice of intention to perform fencing work  | Contact the vendor for these details  |
| <b>10. Fire and Emergency Services Act 2005</b>            |  |   |
| 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<br>Where the land is outside a council area, contact the vendor                               |
| <b>11. Food Act 2001</b>                                   |  |   |
| 11.1   | section 44 - Improvement notice  | Public Health in DHW has no record of any notice or direction affecting this title<br>also<br>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<br>also<br>Contact the Local Government Authority for other details that might apply |
| <b>12. Ground Water (Qualco-Sunlands) Control Act 2000</b> |  |   |
| 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  |
| <b>13. Heritage Places Act 1993</b>                        |  |   |
| 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<br>also<br>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   |
| <b>14. Highways Act 1926</b>                               |  |   |
| 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  |
| <b>15. Housing Improvement Act 1940 (repealed)</b>         |  |   |
| 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  |
| <b>16. Housing Improvement Act 2016</b>                    |  |   |

|      |  |  |
|------|--|--|
| 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<br>also<br>Contact the Local Government Authority for other details that might apply |
|------|---|---|

## **18. *Landscape South Australia Act 2019***

|       |   |   |
|-------|---|---|
| 18.1  | section 72 - Notice to pay levy in respect of costs of regional landscape board                             | The regional landscape board has no record of any notice affecting this title   |
| 18.2  | section 78 - Notice to pay levy in respect of right to take water or taking of water                        | DEW has no record of any notice affecting this title  |
| 18.3  | section 99 - Notice to prepare an action plan for compliance with general statutory duty                    | The regional landscape board has no record of any notice affecting this title   |
| 18.4  | section 107 - Notice to rectify effects of unauthorised activity  | The regional landscape board has no record of any notice affecting this title<br>also<br>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<br>also<br>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 | <p><b>A Land Tax Certificate will be forwarded.</b><br/>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</p> <p>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p> |
|------|---|---|

## **20. *Local Government Act 1934 (repealed)***

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

## **21. *Local Government Act 1999***

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

## **22. *Local Nuisance and Litter Control Act 2016***

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

## **23. *Metropolitan Adelaide Road Widening Plan Act 1972***

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

## **24. *Mining Act 1971***

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

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

## 25. *Native Vegetation Act 1991*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 29.1 Part 5 - Planning and Design Code  
[ *Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.* ]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal:  
[https://plan.sa.gov.au/have\\_your\\_say/code-amendments/code\\_amendment\\_register](https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register) or phone PlanSA on 1800 752 664.
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation  
[ *Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.* ]
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order
- State Planning Commission in the Department for Housing and Urban Development

|       |  |  |
|-------|--|--|
|       |  | has no record of any order or notice affecting this title  |
|       |  | also   |
|       |  | Contact the Local Government Authority for other details that might apply  |
| 29.8  | section 157 - Fire safety notice   | Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title               |
|       |  | also   |
|       |  | Contact the Local Government Authority for other details that might apply  |
| 29.9  | section 192 or 193 - Land management agreement   | Refer to the Certificate of Title  |
| 29.10 | section 198(1) - Requirement to vest land in a council or the Crown to be held as open space | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title |
|       |  | also   |
|       |  | Contact the Local Government Authority for other details that might apply  |
| 29.11 | section 198(2) - Agreement to vest land in a council or the Crown to be held as open space   | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title |
|       |  | also   |
|       |  | Contact the Local Government Authority for other details that might apply  |
| 29.12 | Part 16 Division 1 - Proceedings   | Contact the Local Government Authority for details relevant to this item   |
|       |  | also   |
|       |  | Contact the vendor for other details that might apply  |
| 29.13 | section 213 - Enforcement notice   | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title |
|       |  | also   |
|       |  | Contact the Local Government Authority for other details that might apply  |
| 29.14 | section 214(6), 214(10) or 222 - Enforcement order   | Contact the Local Government Authority for details relevant to this item   |
|       |  | also   |
|       |  | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title |

### **30. *Plant Health Act 2009***

|      |   |   |
|------|---|---|
| 30.1 | section 8 or 9 - Notice or order concerning pests | Plant Health in PIRSA has no record of any notice or order affecting this title |
|------|---|---|

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

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

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

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

## Additional Information

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The following additional information is provided for your information only.

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

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

## Notices

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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](mailto:DEWwaterlicensing@sa.gov.au).

## Certificate of Title

Title Reference CT 5735/848  
 Status CURRENT  
 Easement NO  
 Owner Number 14192058  
 Address for Notices 88 ALICE ST SEFTON PARK, SA 5083  
 Area 840m<sup>2</sup> (APPROXIMATE)

## Estate Type

Fee Simple

## Registered Proprietor

AMANDA JANE STEELE  
 JOSHUA STEELE  
 OF 88 ALICE STREET SEFTON PARK SA 5083  
 AS JOINT TENANTS

## Description of Land

ALLOTMENT 55 DEPOSITED PLAN 3087  
 IN THE AREA NAMED CHRISTIES BEACH  
 HUNDRED OF NOARLUNGA

## Last Sale Details

Dealing Reference TRANSFER (T) 13490286  
 Dealing Date 25/03/2021  
 Sale Price \$420,000  
 Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

## Constraints

Encumbrances

| Dealing Type | Dealing Number | Beneficiary                                      |
|--------------|----------------|--|
| MORTGAGE     | 13490287       | PERPETUAL TRUSTEE CO. LTD.<br>(ACN: 000 001 007) |

Stoppers

NIL

## Valuation Numbers

| Valuation Number | Status  | Property Location Address                   |
|------------------|---------|---|
| 8617615001       | CURRENT | 29 SALTASH AVENUE, CHRISTIES BEACH, SA 5165 |

## Notations

## Dealings Affecting Title

NIL

## Notations on Plan

NIL

## Registrar-General's Notes

NIL

## Administrative Interests

NIL

## Valuation Record

|                              |   |
|------------------------------|---|
| Valuation Number             | 8617615001                                  |
| Type                         | Site & Capital Value                        |
| Date of Valuation            | 01/01/2025                                  |
| Status                       | CURRENT                                     |
| Operative From               | 01/07/1966                                  |
| Property Location            | 29 SALTASH AVENUE, CHRISTIES BEACH, SA 5165 |
| Local Government             | ONKAPARINGA                                 |
| Owner Names                  | JOSHUA STEELE<br>AMANDA JANE STEELE         |
| Owner Number                 | 14192058                                    |
| Address for Notices          | 88 ALICE ST SEFTON PARK, SA 5083            |
| Zone / Subzone               | SMS - Suburban Main Street                  |
| Water Available              | Yes   |
| Sewer Available              | Yes   |
| Land Use                     | 4100 - Vacant Land-Urban                    |
| Description                  | L   |
| Local Government Description | Vacant Land                                 |

## Parcels

| Plan/Parcel        | Title Reference(s) |
|--------------------|--------------------|
| D3087 ALLOTMENT 55 | CT 5735/848        |

## Values

| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|----------------|------------|---------------|---------------------|------------------------|---------------|
| Current        | \$570,000  | \$570,000     |                     |                        |               |

| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|----------------|------------|---------------|---------------------|------------------------|---------------|
| Previous       | \$410,000  | \$445,000     |                     |                        |               |

## Building Details

Valuation Number 8617615001

Building Style Not Available

Year Built Not Available

Building Condition Not Available

Wall Construction Not Available

Roof Construction Not Available

Equivalent Main Area Not Available

Number of Main Rooms Not Available

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

## Certificate of Title

Title Reference: CT 5735/848

Status: CURRENT

Edition: 3

## Dealings

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

## Priority Notices

NIL

## Registrar-General's Notes

No Registrar-General's Notes exist for this title

## Certificate of Title

Title Reference: CT 5735/848  
 Status: CURRENT  
 Parent Title(s): CT 1584/108  
 Dealing(s) Creating Title: CONVERTED TITLE  
 Title Issued: 21/02/2000  
 Edition: 3

## Dealings

| Lodgement Date | Completion Date | Dealing Number | Dealing Type          | Dealing Status | Details                                       |
|----------------|-----------------|----------------|-----------------------|----------------|---|
| 25/03/2021     | 30/03/2021      | 13490287       | MORTGAGE              | REGISTERED     | PERPETUAL TRUSTEE CO. LTD. (ACN: 000 001 007) |
| 25/03/2021     | 30/03/2021      | 13490286       | TRANSFER              | REGISTERED     | AMANDA JANE STEELE, JOSHUA STEELE             |
| 25/03/2021     | 30/03/2021      | 13490285       | DISCHARGE OF MORTGAGE | REGISTERED     | 8825010                                       |
| 21/01/2000     | 24/02/2000      | 8825010        | MORTGAGE              | REGISTERED     | AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.    |
| 21/01/2000     | 24/02/2000      | 8825009        | TRANSFER              | REGISTERED     | AARON ROSS EDWARDS MAIDEN                     |
| 21/01/2000     | 24/02/2000      | 8825008        | DISCHARGE OF MORTGAGE | REGISTERED     | 7635318                                       |
| 23/12/1993     | 27/01/1994      | 7635318        | MORTGAGE              | REGISTERED     |   |



**RevenueSA**  
DEPARTMENT OF TREASURY AND FINANCE

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:

2750504

MIRIAM ERRINGTON CONVEYANCING PTY LTD  
69 PORTRUSH ROAD  
PAYNEHAM SA 5070

DATE OF ISSUE

29/01/2026

**ENQUIRIES:**

Tel: (08) 8372 7534

Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)

| OWNERSHIP NUMBER  | OWNERSHIP NAME                                  |               |               |                   |              |    |       |                   |    |        |             |    |       |              |    |      |                        |    |         |                         |    |             |
|---|---|---------------|---------------|-------------------|--------------|----|-------|-------------------|----|--------|-------------|----|-------|--------------|----|------|------------------------|----|---------|-------------------------|----|-------------|
| 14192058  | J & A J STEELE                                  |               |               |                   |              |    |       |                   |    |        |             |    |       |              |    |      |                        |    |         |                         |    |             |
| <b>PROPERTY DESCRIPTION</b>   |   |               |               |                   |              |    |       |                   |    |        |             |    |       |              |    |      |                        |    |         |                         |    |             |
| 29 SALTASH AVE / CHRISTIES BEACH SA 5165 / LT 55  |   |               |               |                   |              |    |       |                   |    |        |             |    |       |              |    |      |                        |    |         |                         |    |             |
| ASSESSMENT NUMBER   | TITLE REF.<br>(A "+" indicates multiple titles) | CAPITAL VALUE | AREA / FACTOR | LAND USE / FACTOR |              |    |       |                   |    |        |             |    |       |              |    |      |                        |    |         |                         |    |             |
| 8617615001  | CT 5735/848                                     | \$570,000.00  | R4<br>1.000   | VA<br>0.300       |              |    |       |                   |    |        |             |    |       |              |    |      |                        |    |         |                         |    |             |
| <b>LEVY DETAILS:</b>  |   |               |               |                   |              |    |       |                   |    |        |             |    |       |              |    |      |                        |    |         |                         |    |             |
| <table> <tr> <td>FIXED CHARGE</td> <td>\$</td> <td>50.00</td> </tr> <tr> <td>+ VARIABLE CHARGE</td> <td>\$</td> <td>144.65</td> </tr> <tr> <td>- REMISSION</td> <td>\$</td> <td>32.50</td> </tr> <tr> <td>- CONCESSION</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>+ ARREARS / - PAYMENTS</td> <td>\$</td> <td>-162.15</td> </tr> <tr> <td><b>= AMOUNT PAYABLE</b></td> <td>\$</td> <td><b>0.00</b></td> </tr> </table> |   |               |               |                   | FIXED CHARGE | \$ | 50.00 | + VARIABLE CHARGE | \$ | 144.65 | - REMISSION | \$ | 32.50 | - CONCESSION | \$ | 0.00 | + ARREARS / - PAYMENTS | \$ | -162.15 | <b>= AMOUNT PAYABLE</b> | \$ | <b>0.00</b> |
| FIXED CHARGE  | \$  | 50.00         |               |                   |              |    |       |                   |    |        |             |    |       |              |    |      |                        |    |         |                         |    |             |
| + VARIABLE CHARGE   | \$  | 144.65        |               |                   |              |    |       |                   |    |        |             |    |       |              |    |      |                        |    |         |                         |    |             |
| - REMISSION   | \$  | 32.50         |               |                   |              |    |       |                   |    |        |             |    |       |              |    |      |                        |    |         |                         |    |             |
| - CONCESSION  | \$  | 0.00          |               |                   |              |    |       |                   |    |        |             |    |       |              |    |      |                        |    |         |                         |    |             |
| + ARREARS / - PAYMENTS  | \$  | -162.15       |               |                   |              |    |       |                   |    |        |             |    |       |              |    |      |                        |    |         |                         |    |             |
| <b>= AMOUNT PAYABLE</b>   | \$  | <b>0.00</b>   |               |                   |              |    |       |                   |    |        |             |    |       |              |    |      |                        |    |         |                         |    |             |

**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

29/04/2026



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

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](http://www.revenuesa.sa.gov.au)  
Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)  
Phone: (08) 8372 7534

## PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

|   |  |   |
|---|--|---|
|  <p>Biller Code: 456285<br/>Ref: 7013958512</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.<br/>More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a><br/>® Registered to BPAY Pty Ltd<br/>ABN 69 079 137 518</p> |  <p>To pay via the internet go to: <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p> |  <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to:<br/><b>Please refer below.</b><br/>Revenue SA<br/>Locked Bag 555<br/>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.



# 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: 2750504

MIRIAM ERRINGTON CONVEYANCING PTY LTD  
69 PORTRUSH ROAD  
PAYNEHAM SA 5070

DATE OF ISSUE

29/01/2026

**ENQUIRIES:**

Tel: (08) 8372 7534

Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)

OWNERSHIP NAME  
J & A J STEELE

FINANCIAL YEAR  
2025-2026

PROPERTY DESCRIPTION  
29 SALTASH AVE / CHRISTIES BEACH SA 5165 / LT 55

| ASSESSMENT NUMBER | TITLE REF.<br>(A "+" indicates multiple titles) | TAXABLE SITE VALUE | AREA      |
|-------------------|---|--------------------|-----------|
| 8617615001        | CT 5735/848                                     | \$570,000.00       | 0.0839 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        |                |    |      |
| <b>= AMOUNT PAYABLE</b> | <b>\$</b> | <b>0.00</b> |                |    |      |

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 29/04/2026



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

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](http://www.revenuesa.sa.gov.au)  
Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)  
Phone: (08) 8372 7534

## PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

|  |  |  |
|--|--|--|
|  Biller Code: 456293<br>Ref: 7013958421   |                                 |   |
| Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.<br>More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a><br><small>® Registered to BPAY Pty Ltd<br/>ABN 69 079 137 518</small> | To pay via the internet go to:<br><a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a> | Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to:<br><b>Please refer below.</b><br>Revenue SA<br>Locked Bag 555<br>ADELAIDE SA 5001 |

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

|  |                                     |                                   |                          |                               |
|--|-------------------------------------|-----------------------------------|--------------------------|-------------------------------|
| Account Number<br><b>86 17615 00 1</b> | L.T.O Reference<br><b>CT5735848</b> | Date of issue<br><b>30/1/2026</b> | Agent No.<br><b>8465</b> | Receipt No.<br><b>2750504</b> |
|--|-------------------------------------|-----------------------------------|--------------------------|-------------------------------|

MIRIAM ERRINGTON CONVEYANCING PTY LTD  
69 PORTRUSH ROAD  
PAYNEHAM SA 5070  
miriam@meconvey.com.au

## Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

**Customer:** J & A J STEELE

**Location:** 29 SALTASH AVE CHRISTIES BEACH LT 55

**Description:** L **Capital Value:** \$ 570 000

**Rating:** Residential

## Periodic charges

Raised in current years to 31/12/2025

Arrears as at: 30/6/2025 : \$ 165.81CR

Water main available: 1/6/1966  
Sewer main available: 1/7/1973

|                    |   |        |
|--------------------|---|--------|
| Water rates        | : | 164.60 |
| Sewer rates        | : | 188.00 |
| Water use          | : | 0.00   |
| SA Govt concession | : | 0.00   |

|                            |   |        |
|----------------------------|---|--------|
| Recycled Water Use         | : | 0.00   |
| Service Rent               | : | 0.00   |
| Recycled Service Rent      | : | 0.00   |
| Other charges              | : | 0.00   |
| Goods and Services Tax     | : | 0.00   |
| Amount paid                | : | 363.09 |
| <b>Balance outstanding</b> | : | 176.30 |

Degree of concession: 00.00%

Recovery action taken: **FULLY PAID**

**Next quarterly charges:** Water supply: 82.30      Sewer: 94.00      Bill: 11/3/2026

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

The last Water Use Year ended on 29/05/2025.

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

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

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

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

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



**Government of  
South Australia**

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

1300 SA WATER  
(1300 729 283)  
ABN 69 336 525 019  
[sawater.com.au](http://sawater.com.au)

## South Australian Water Corporation

**Name:**  
J & A J STEELE

**Water & Sewer Account**  
Acct. No.: **86 17615 00 1**

**Amount:** \_\_\_\_\_

**Address:**  
29 SALTASH AVE CHRISTIES BEACH LT 55

### Payment Options

#### **EFT**

##### **EFT Payment**

|                      |                             |
|----------------------|-----------------------------|
| Bank account name:   | SA Water Collection Account |
| BSB number:          | 065000                      |
| Bank account number: | 10622859                    |
| Payment reference:   | 8617615001                  |



**Biller code: 8888**  
**Ref: 8617615001**

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](http://bpay.com.au)



#### **Paying online**

Pay online at [www.sawater.com.au/paynow](http://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: 8617615001



**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](http://sawater.com.au)

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

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**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](mailto:mail@onkaparinga.sa.gov.au).

Electronic settlement of funds is still preferred.

## LOCAL GOVERNMENT RATES SEARCH

**TO:** Miriam Errington Conveyancing Pty Ltd  
 PO Box 424  
 STEPNEY SA 5069

29 January 2026

**DETAILS OF PROPERTY REFERRED TO:**

Property ID : 41385  
 Valuer General No : 8617615001  
 Valuation : \$590,000.00  
 Owner : Ms Amanda Jane Steele & Mr Joshua Steele  
 Property Address : 29 Saltash Avenue CHRISTIES BEACH SA 5165  
 Volume/Folio : CT-5735/848  
 Lot/Plan No : Allotment 55 Sec 309 DP 3087  
 Ward : 02 Mid 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, block clearing charges and legal fees | \$416.16 |
|--|----------|

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

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

|                                     |                   |
|-------------------------------------|-------------------|
| <b>Total Rates Levied 2025-2026</b> | <b>\$1,870.53</b> |
|-------------------------------------|-------------------|

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

|   |         |
|---|---------|
| Fines and interest charged in the current financial year (2% fine when rates first become overdue and interest applied per month thereafter at LGA-prescribed rate) | \$22.54 |
|---|---------|

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

|                                  |           |
|----------------------------------|-----------|
| Less paid current financial year | -\$885.96 |
|----------------------------------|-----------|

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

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

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

Rebate

|  |            |
|--|------------|
| Balance - rates and other monies due and payable | \$1,423.27 |
|--|------------|

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

|                                 |                      |                   |
|---------------------------------|----------------------|-------------------|
| <b>BPAY Biller Code:</b> 421503 | <b>TOTAL BALANCE</b> | <b>\$1,423.27</b> |
|---------------------------------|----------------------|-------------------|

Ref: 1513820413857

**AUTHORISED OFFICER**  
 Carol Pilkington

This statement is made the 29 January 2026

Telephone (08) 8384 0666

**Certificate No: S70558/2026**

### **IMPORTANT INFORMATION REGARDING SEARCHES**

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Miriam Errington Conveyancing Pty Ltd  
PO Box 424  
STEPNEY SA 5069

#### **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.

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

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

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

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

Yours sincerely

**City Of Onkaparinga**

Telephone (08) 8384 0666

**Certificate No: S70558/2026**

**Property Information And Particulars**

In response to an enquiry pursuant to Section 7 of the

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

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**TO:** Miriam Errington Conveyancing Pty Ltd  
PO Box 424  
STEPNEY SA 5069

**DETAILS OF PROPERTY REFERRED TO:**

|                   |   |   |
|-------------------|---|---|
| ASSESSMENT NO     | : | 44040                                     |
| VALUER GENERAL NO | : | 8617615001                                |
| VALUATION         | : | \$590,000.00                              |
| OWNER             | : | Ms Amanda Jane Steele & Mr Joshua Steele  |
| PROPERTY ADDRESS  | : | 29 Saltash Avenue CHRISTIES BEACH SA 5165 |
| VOLUME/FOLIO      | : | CT-5735/848                               |
| LOT/PLAN NUMBER   | : | Allotment 55 Sec 309 DP 3087              |
| WARD              | : | 02 Mid Coast Ward                         |

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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

NO

#### **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**

Suburban Main Street (SMS)

##### **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 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.

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

|   |  |    |
|---|--|----|
| <i>Section 157</i>  |  | NO |
| Fire safety notice  |  |    |
| <i>Section 192 or 193</i>   |  | NO |
| Land Management Agreements  |  |    |
| <i>Section 198(1)</i>   |  | NO |
| Requirement to vest land in a council or the Crown to be held as open space |  |    |
| <i>Section 198(2)</i>   |  | NO |
| Agreement to vest land in a council or the Crown to be held as open space   |  |    |
| <i>Part 16 - Division 1</i>   |  | NO |
| Proceedings   |  |    |
| <i>Section 213</i>  |  | NO |
| Enforcement notice  |  |    |
| <i>Section 214(6), 214(10) or 222</i>                                       |  | NO |
| Enforcement order   |  |    |

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

|   |  |    |
|---|--|----|
| <i>Part 3</i>   |  | NO |
| Notice  |  |    |
| <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> |  | NO |
| Regulation 19 - Maintenance order (that has not been complied with)             |  |    |

## **South Australian Public Health Act 2011**

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

|  |  |    |
|--|--|----|
| <b>Particulars of building indemnity insurance</b>                                       |  | NO |
| Details of Building Indemnity Insurance still in existence for building work on the land |  |    |

## **Particulars relating to environment protection**

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

### **Note –**

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

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

It should be noted that –

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

## **General**

*Easement*

NO

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

Are you aware of any encroachment on the Council easement?

NO

*Lease, agreement for lease, tenancy agreement or licence*

NO

(The information does not include the information about sublease or subtenancy. The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.)

*Caveat*

NO

## **Other**

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

NO

### ***PLEASE NOTE:***

*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 29 January 2026

Thomas Caiapich  
Project Officer – Development Support

**AUTHORISED OFFICER**