

REAL PROPERTY ACT, 1886



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



## Certificate of Title - Volume 5377 Folio 279

Parent Title(s) CT 4336/772  
Creating Dealing(s) CONVERTED TITLE  
Title Issued 14/11/1996 Edition 4 Edition Issued 02/02/2021

### Estate Type

FEE SIMPLE

### Registered Proprietor

MALCOLM JAMES BROWN  
SUSAN JEANNETTE BROWN  
OF 22 SHANNON CRESCENT COROMANDEL VALLEY SA 5051  
AS JOINT TENANTS

### Description of Land

ALLOTMENT 11 DEPOSITED PLAN 25633  
IN THE AREA NAMED COROMANDEL VALLEY  
HUNDRED OF NOARLUNGA

### Easements

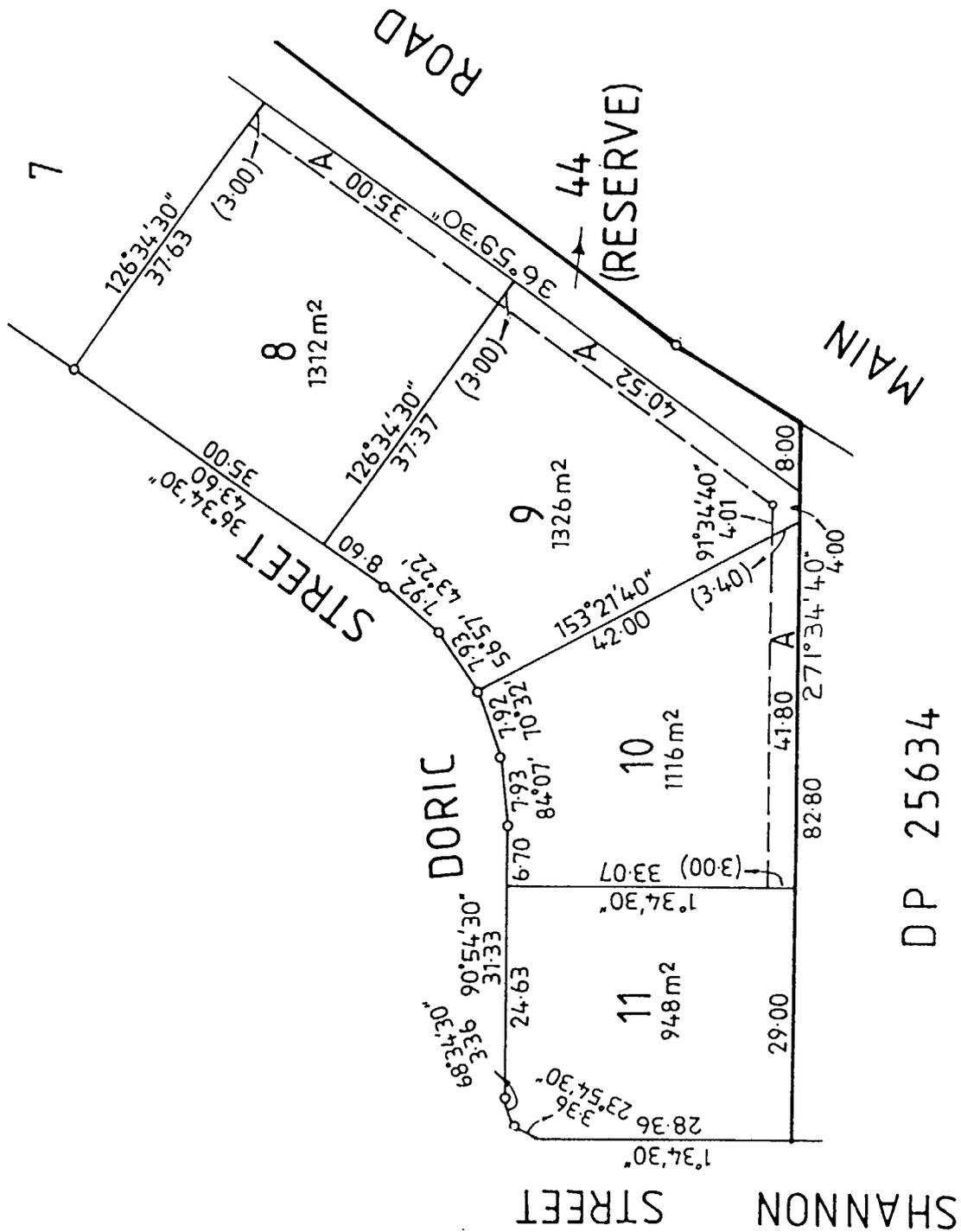
NIL

### Schedule of Dealings

Dealing Number	Description
6713662	AGREEMENT UNDER PLANNING ACT, 1982 PURSUANT TO SECTION 61(2) FOR DEVELOPMENT

### Notations

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



## 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.

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**LOCAL GOVERNMENT RATES SEARCH**

**TO:** Searchlight Technology  
PO Box 232  
RUNDLE MALL SA 5000

02 March 2026

**DETAILS OF PROPERTY REFERRED TO:**

Property ID : 11037  
 Valuer General No : 1455155003  
 Valuation : \$1,100,000.00  
 Owner : Mr Malcolm James Brown & Mrs Susan Jeannette  
 Brown  
 Property Address : 22 Shannon Crescent COROMANDEL VALLEY SA  
 5051  
 Volume/Folio : CT-5377/279  
 Lot/Plan No : Allotment 11 Sec 802 DP 25633  
 Ward : 05 Thalassa Ward

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

Opening balance (as of 30 Jun 2025) including rates, fines and interest, block clearing charges and legal fees	\$0.00
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Postponed Amount in Arrears	\$0.00
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**Rates for the current 2025-2026 Financial Year applicable from 01 July 2025:**

<b>Total Rates Levied 2025-2026</b>	<b>\$2,669.05</b>
-------------------------------------	-------------------

Less Council Rebate. The Council Rebate ceases on sale and a pro-rata calculation will apply to the date of sale	\$0.00
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Fines and interest charged in the current financial year (2% fine when rates first become overdue and interest applied per month thereafter at LGA-prescribed rate)	\$0.00
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Postponed Interest	\$0.00
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Less paid current financial year	-\$2,002.05
----------------------------------	-------------

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

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

Balance - rates and other monies due and payable	\$667.00
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Property Related Debts	\$0.00
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**BPAY Biller Code:** 421503

**TOTAL BALANCE**

**\$667.00**

**Ref:** 1344760110370

**AUTHORISED OFFICER**

This statement is made the 02 March 2026

Liam Humphries

**IMPORTANT INFORMATION REGARDING SEARCHES**

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Searchlight Technology  
PO Box 232  
RUNDLE MALL SA 5000

**Attention Conveyancers**

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

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

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

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

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

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

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

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

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

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

Yours sincerely

**City Of Onkaparinga**

Telephone (08) 8384 0666

**Certificate No: S71234/2026**

**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:** Searchlight Technology  
PO Box 232  
RUNDLE MALL SA 5000

**DETAILS OF PROPERTY REFERRED TO:**

ASSESSMENT NO	:	13839
VALUER GENERAL NO	:	1455155003
VALUATION	:	\$1,100,000.00
OWNER	:	Mr Malcolm James Brown & Mrs Susan Jeannette Brown
PROPERTY ADDRESS	:	22 Shannon Crescent COROMANDEL VALLEY SA 5051
VOLUME/FOLIO	:	CT-5377/279
LOT/PLAN NUMBER	:	Allotment 11 Sec 802 DP 25633
WARD	:	05 Thalassa 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 YES

Application Number	140/334/1995
Description	Swimming Pool
Decision	Approved
Decision Date	21 September 1995

##### Development Plan Consent Conditions

1. Please note, your requirements under Development Regulation 83B are 'A person must not fill the pool with water unless the pool is enclosed by a fence that complies with the development authorisation'.

#### **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**

Hills Neighbourhood (HN)

##### **Subzones**

NO

##### **Zoning overlays**

##### **Overlays**

##### **Airport Building Heights (Regulated) (All structures over 30 metres)**

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

##### **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 (Bushfire - High Risk) (High)**

The Hazards (Bushfire - High Risk) Overlay seeks to ensure development responds to the high level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property, facilitating

access for emergency service vehicles and situating activities that increase the number of people living and working in the area away from areas of unacceptable bushfire risk.

#### **Hazards (Flooding - Evidence Required)**

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

#### **Native Vegetation**

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

#### **Prescribed Wells Area**

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

#### **Regulated and Significant Tree**

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

#### **Stormwater Management**

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

#### **Traffic Generating Development**

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

#### **Urban Tree Canopy**

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

Is the land situated in a designated State Heritage Place/Area? NO

Is the land designated as a Local Heritage Place? NO

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

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

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

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

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

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

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

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

#### *Section 127*

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

## **Part 2—Items to be included if land affected**

### **Development Act 1993 (repealed)**

#### *Section 50(1)*

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

<i>Section 50(2)</i> Agreement to vest land in council to be held as open space	NO
<i>Section 55</i> Order to remove or perform work	NO
<i>Section 56</i> Notice to complete development	NO
<i>Section 57</i> Land management agreement	YES
A Land Management Agreement exists on this property. Please contact the Lands Titles Office (Land Services Group in the state government) for a copy.	
Dealing number 6713662 AGREEMENT UNDER PLANNING ACT, 1982 PURSUANT TO SECTION 61(2) FOR DEVELOPMENT	
<i>Section 69</i> Emergency order	NO
<i>Section 71 (only)</i> Fire safety notice	NO
<i>Section 84</i> Enforcement notice	NO
<i>Section 85(6), 85(10) or 106</i> Enforcement Order	NO
<i>Part 11 Division 2</i> Proceedings	NO
<b>Fire and Emergency Services Act 2005</b>	
<i>Section 105F (or section 56 or 83 (repealed))</i> Notice	NO
<i>Section 56 (repealed)</i> Notice issued	NO
<b>Food Act 2001</b>	
<i>Section 44</i> Improvement notice <u>issued against the land</u>	NO
<i>Section 46</i> Prohibition order	NO
<b>Housing Improvement Act 1940 (repealed)</b>	
<i>Section 23</i> Declaration that house is undesirable or unfit for human habitation	NO

## **Land Acquisition Act 1969**

### *Section 10*

Notice of intention to acquire

NO

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

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

NO

## **Local Government Act 1999**

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

NO

Refer to separate attachment for Rates and Charges

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

### *Section 30*

Nuisance or litter abatement notice issued against the land

NO

## **Planning, Development and Infrastructure Act 2016**

### *Section 139*

Notice of proposed work and notice may require access

NO

### *Section 140*

Notice requesting access

NO

### *Section 141*

Order to remove or perform work

NO

### *Section 142*

Notice to complete development

NO

### *Section 155*

Emergency order

NO

### *Section 157*

Fire safety notice

NO

### *Section 192 or 193*

Land Management Agreements

NO

### *Section 198(1)*

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

NO

### *Section 198(2)*

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

NO

### *Part 16 - Division 1*

Proceedings

NO

### *Section 213*

Enforcement notice

NO

*Section 214(6), 214(10) or 222*

Enforcement order

NO

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

*Part 3*

Notice

NO

*Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked*

Part 2 – Condition (that continues to apply) of an approval

NO

*Public and Environmental Health (Waste Control) Regulations 2010 revoked*

Regulation 19 - Maintenance order (that has not been complied with)

NO

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

*Section 92*

Notice

NO

*South Australian Public Health (Wastewater) Regulations 2013*

Part 4 – Condition (that continues to apply) of an approval

NO

## **Particulars of building indemnity insurance**

NO

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

## **Particulars relating to environment protection**

*Further information held by council*

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

NO

(a) commercial or industrial activity at the land; or

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

**Note –**

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

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

It should be noted that –

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

## **General**

*Easement*

NO

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

Are you aware of any encroachment on the Council easement?

NO

*Lease, agreement for lease, tenancy agreement or licence*  
(The information does not include the information about sublease or subtenancy.  
The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.)

NO

*Caveat*

NO

**Other**

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

NO

***PLEASE NOTE:***

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

This statement is made the 02 March 2026

Amy Watts  
Senior Development Support Officer  
**AUTHORISED OFFICER**

# Property Interest Report

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

Title Reference	CT 5377/279	Reference No. 2759679
Registered Proprietors	M J & S J*BROWN	Prepared 02/03/2026 10:24
Address of Property	22 SHANNON CRESCENT, COROMANDEL VALLEY, SA 5051	
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<br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>  | Refer to the Certificate of Title  |
| 1.2 | Easement<br>(whether over the land or annexed to the land)<br><br>Note--"Easement" includes rights of way and party wall rights<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>   | Refer to the Certificate of Title  |
| 1.3 | Restrictive covenant<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>  | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence<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.)<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> | Refer to the Certificate of Title<br><br>also<br><br>Contact the vendor for these details    |
| 1.5 | Caveat   | Refer to the Certificate of Title  |
| 1.6 | Lien or notice of a lien   | Refer to the Certificate of Title  |

### 2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

- |      |  |   |
|------|--|---|
| 5.10 | section 84 - Enforcement notice                  | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br><br>also<br><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><br>also<br><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><br>also<br><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><br>also<br><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 | <b>An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b><br><br><b>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></b> |
|-----|---------------------------------|---|

## 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. <i>Fences Act 1975</i></b>		
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
<b>10. <i>Fire and Emergency Services Act 2005</i></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 Where the land is outside a council area, contact the vendor
<b>11. <i>Food Act 2001</i></b>		
11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
<b>12. <i>Ground Water (Qualco-Sunlands) Control Act 2000</i></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. <i>Heritage Places Act 1993</i></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 also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title
<b>14. <i>Highways Act 1926</i></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. <i>Housing Improvement Act 1940 (repealed)</i></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. <i>Housing Improvement Act 2016</i></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 | <b>A Land Tax Certificate will be forwarded.</b><br><b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b><br><br><b>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></b> |
|------|---|---|

**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 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

- 32.1 section 66 - Direction or requirement to avert spread of disease Public Health in DHW has no record of any direction or requirement affecting this title
- 32.2 section 92 - Notice Public Health in DHW has no record of any notice affecting this title  
also  
Contact the Local Government Authority for other details that might apply
- 32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval Public Health in DHW has no record of any condition affecting this title  
also  
Contact the Local Government Authority for other details that might apply

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

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

### 34. *Water Industry Act 2012*

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

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

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

### 36. **Other charges**

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

## Other Particulars

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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<br>also<br>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<br>also<br>EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title<br>also<br>Contact the Local Government Authority for information relating to item 6 |
| 10. | Particulars relating to <i>Livestock Act, 1997</i>                              | Animal Health in PIRSA has no record of any notice or order affecting this title  |

## Additional Information

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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 ( <i>Dog Fence Act 1946</i> )                                      | This title falls outside the Dog Fence rateable area. Accordingly, the Dog Fence Board holds no current interest in relation to Dog Fence rates. |
| 9.  | Pastoral Board ( <i>Pastoral Land Management and Conservation Act 1989</i> ) | The Pastoral Board has no current interest in this title   |
| 10. | Heritage Branch DEW ( <i>Heritage Places Act 1993</i> )                      | Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title                               |
| 11. | Health Protection Programs – Department for Health and Wellbeing             | Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title.                               |

## Notices

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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 5377/279  
**Status:** CURRENT  
**Parent Title(s):** CT 4336/772  
**Dealing(s) Creating Title:** CONVERTED TITLE  
**Title Issued:** 14/11/1996  
**Edition:** 4

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
28/01/2021	02/02/2021	13454085	DISCHARGE OF MORTGAGE	REGISTERED	8727268
12/04/2018	16/04/2018	12906184	DISCHARGE OF MORTGAGE	REGISTERED	12440157
02/12/2015	06/01/2016	12440157	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION (ACN: 007 457 141)
03/08/1999	14/10/1999	8727268	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.
03/08/1999	14/10/1999	8727267	DISCHARGE OF MORTGAGE	REGISTERED	7414015
04/12/1992	15/12/1992	7414015	MORTGAGE	REGISTERED	
06/04/1989	16/06/1989	6713662	AGREEMENT	REGISTERED	

## Certificate of Title

**Title Reference** CT 5377/279  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 09274649  
**Address for Notices** 22 SHANNON CRES COROMANDEL VALLEY 5051  
**Area** 948m<sup>2</sup> (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

MALCOLM JAMES BROWN  
SUSAN JEANNETTE BROWN  
OF 22 SHANNON CRESCENT COROMANDEL VALLEY SA 5051  
AS JOINT TENANTS

## Description of Land

ALLOTMENT 11 DEPOSITED PLAN 25633  
IN THE AREA NAMED COROMANDEL VALLEY  
HUNDRED OF NOARLUNGA

## Last Sale Details

There are no sales details recorded for this property

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
AGREEMENT	6713662	

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
1455155003	CURRENT	22 SHANNON CRESCENT, COROMANDEL VALLEY, SA 5051

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan

NIL

## Registrar-General's Notes

NIL

## Administrative Interests

NIL

## Valuation Record

<b>Valuation Number</b>	1455155003
<b>Type</b>	Site & Capital Value
<b>Date of Valuation</b>	01/01/2025
<b>Status</b>	CURRENT
<b>Operative From</b>	01/07/1989
<b>Property Location</b>	22 SHANNON CRESCENT, COROMANDEL VALLEY, SA 5051
<b>Local Government</b>	ONKAPARINGA
<b>Owner Names</b>	SUSAN JEANNETTE BROWN MALCOLM JAMES BROWN
<b>Owner Number</b>	09274649
<b>Address for Notices</b>	22 SHANNON CRES COROMANDEL VALLEY 5051
<b>Zone / Subzone</b>	HN - Hills Neighbourhood
<b>Water Available</b>	Yes
<b>Sewer Available</b>	Yes
<b>Land Use</b>	1100 - House
<b>Description</b>	8EHDG SP GAZ
<b>Local Government Description</b>	Residential

## Parcels

Plan/Parcel	Title Reference(s)
D25633 ALLOTMENT 11	CT 5377/279

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$530,000	\$1,100,000			
Previous	\$420,000	\$960,000			

## Building Details

<b>Valuation Number</b>	1455155003
<b>Building Style</b>	Conventional

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<b>Year Built</b>	1990
<b>Building Condition</b>	Very Good
<b>Wall Construction</b>	Stone; Freestone
<b>Roof Construction</b>	Tiled (Terra Cotta or Cement)
<b>Equivalent Main Area</b>	225 sqm
<b>Number of Main Rooms</b>	8

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

---

## Certificate of Title

**Title Reference:** CT 5377/279  
**Status:** CURRENT  
**Edition:** 4

## 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



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: 2759679

DIVINE FORMS PTY LTD  
UNIT 21  
1007-1009 NORTH EAST ROAD  
RIDGEHAVEN SA 5097

**DATE OF ISSUE**

02/03/2026

**ENQUIRIES:**  
Tel: (08) 8372 7534  
Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)

<b>OWNERSHIP NUMBER</b>	<b>OWNERSHIP NAME</b>			
09274649	M J & S J BROWN			
<b>PROPERTY DESCRIPTION</b>				
22 SHANNON CRES / COROMANDEL VALLEY SA 5051 / LT 11				
<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> <small>(A "+" indicates multiple titles)</small>	<b>CAPITAL VALUE</b>	<b>AREA / FACTOR</b>	<b>LAND USE / FACTOR</b>
1455155003	CT 5377/279	\$1,100,000.00	R4 1.000	RE 0.400
<b>LEVY DETAILS:</b>				
	<b>FIXED CHARGE</b>	\$	50.00	
	<b>+ VARIABLE CHARGE</b>	\$	372.20	
<b>FINANCIAL YEAR</b>	<b>- REMISSION</b>	\$	293.45	
2025-2026	<b>- CONCESSION</b>	\$	46.00	
	<b>+ ARREARS / - PAYMENTS</b>	\$	-82.75	
	<b>= AMOUNT PAYABLE</b>	\$	0.00	

**Please Note:** If a concession amount is shown, the validity of the concession should be checked prior to payment of any outstanding levy amount. The expiry date displayed on this Certificate is the last day an update of this Certificate will be issued free of charge. **It is not the due date for payment.**

**EXPIRY DATE** 31/05/2026



**Government of South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**OFFICIAL: Sensitive**

**Please Note:**

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

The amount payable on this Certificate is accurate as at the date of issue.

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

If the amount payable is not paid in full, the purchaser may become liable for all of the outstanding ESL as at the date of settlement.

The owner of the land as at 12:01am on 1 July in the financial year of this Certificate will remain liable for any additional ESL accrued before the date of this Certificate, even if the amount payable on this Certificate has been paid.

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

If the owner of the subject land is receiving an ESL pensioner concession but was not living in the property as their principal place of residence as at 12:01am on 1 July of the current financial year, or is now deceased, you must contact RevenueSA prior to settlement.

For more information:

Visit: [www.revenuesa.sa.gov.au](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><b>Billers Code: 456285</b> <b>Ref: 7015205516</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p><b>To pay via the internet go to:</b> <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 <b>Community Emergency Services Fund</b>, along with this <b>Payment Remittance Advice</b> to: <b>Please refer below.</b> <b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></p>
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**ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.**



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865  
Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2759679

DATE OF ISSUE

02/03/2026

DIVINE FORMS PTY LTD  
UNIT 21  
1007-1009 NORTH EAST ROAD  
RIDGEHAVEN SA 5097

**ENQUIRIES:**

Tel: (08) 8372 7534

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

**OWNERSHIP NAME**

M J & S J BROWN

**FINANCIAL YEAR**

2025-2026

**PROPERTY DESCRIPTION**

22 SHANNON CRES / COROMANDEL VALLEY SA 5051 / LT 11

**ASSESSMENT NUMBER**

1455155003

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5377/279

**TAXABLE SITE VALUE**

\$530,000.00

**AREA**

0.0948 HA

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

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

**31/05/2026**



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

**No payment is required on this Certificate**

**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**

 <p><b>Billers Code: 456293</b> <b>Ref: 7015205425</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p><b>To pay via the internet go to:</b> <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 <b>Commissioner of State Taxation</b>, along with this <b>Payment Remittance Advice to:</b> <b>Please refer below.</b> <b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></p>
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**ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.**



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

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

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

## South Australian Water Corporation

Name: MJ & SJ BROWN      Water & Sewer Account      Acct. No.: 14 55155 00 3      Amount: \_\_\_\_\_

Address:  
22 SHANNON CRES COROMANDEL  
VALLEY LT 11

---

### Payment Options

**EFT**

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1455155003



Bill code: 8888  
Ref: 1455155003

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: 1455155003

**REGISTRAR-GENERAL'S  
OFFICE  
SOUTH AUSTRALIA**

PREFIX **A G** NO **6713662**



FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT, 1886, AS AMENDED  
(SIGNED) *H.T. Builder* Solicitor/Licensed Land Agent

**2.** SERIES NO. TO BE COMPLETED BY AGENT

*H.T. BUILDER*

6 APR 1989	TIME	11:00
FEE'S	68	\$
R.G.O.		38.00
POSTAGE		
ADVERTISING		
NEW C.T. TO ISSUE		

OFFICE NOTES:

FILED UP RTD 6709531  
B.P.Y.

SINGLE COPY ONLY

BELOW THIS LINE FOR OFFICE USE ONLY

BELOW THIS LINE FOR AGENT USE ONLY

EXAMINATION

CORRECTION		PASSED
O.D.R. No.		EXAMINER TO INITIAL
REFERRED	RETURNED	<i>sub</i>
06APR1989 010204095L T.O.		LOTS No.

Lodged by: **NORMAN WATERHOUSE & MUTTON**  
Address: **MCC BUILDING**  
**VICTORIA SQUARE**  
**ADELAIDE**

Correction to

*NWAM*

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

- |        |                             |
|--------|-----------------------------|
| 1..... | } Rec<br>iten<br>No.<br>Ass |
| 2..... |                             |
| 3..... |                             |
| 4..... |                             |
| 5..... |                             |

REGISTERED ON *16.6.1989* AT *11:00 AM/PM*  
BY ENTRY OF A MEMORIAL OF THIS INSTRUMENT IN THE REGISTER BOOK. VOLAS WITHIN FOLIO

*Quincy Inc.*



PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

- |        |
|--------|
| 1..... |
| 2..... |
| 3..... |
| 4..... |
| 5..... |

ITEM(S) DELIVERED—POSTED  
IN ACCORDANCE WITH DELIVERY INSTRUCTIONS

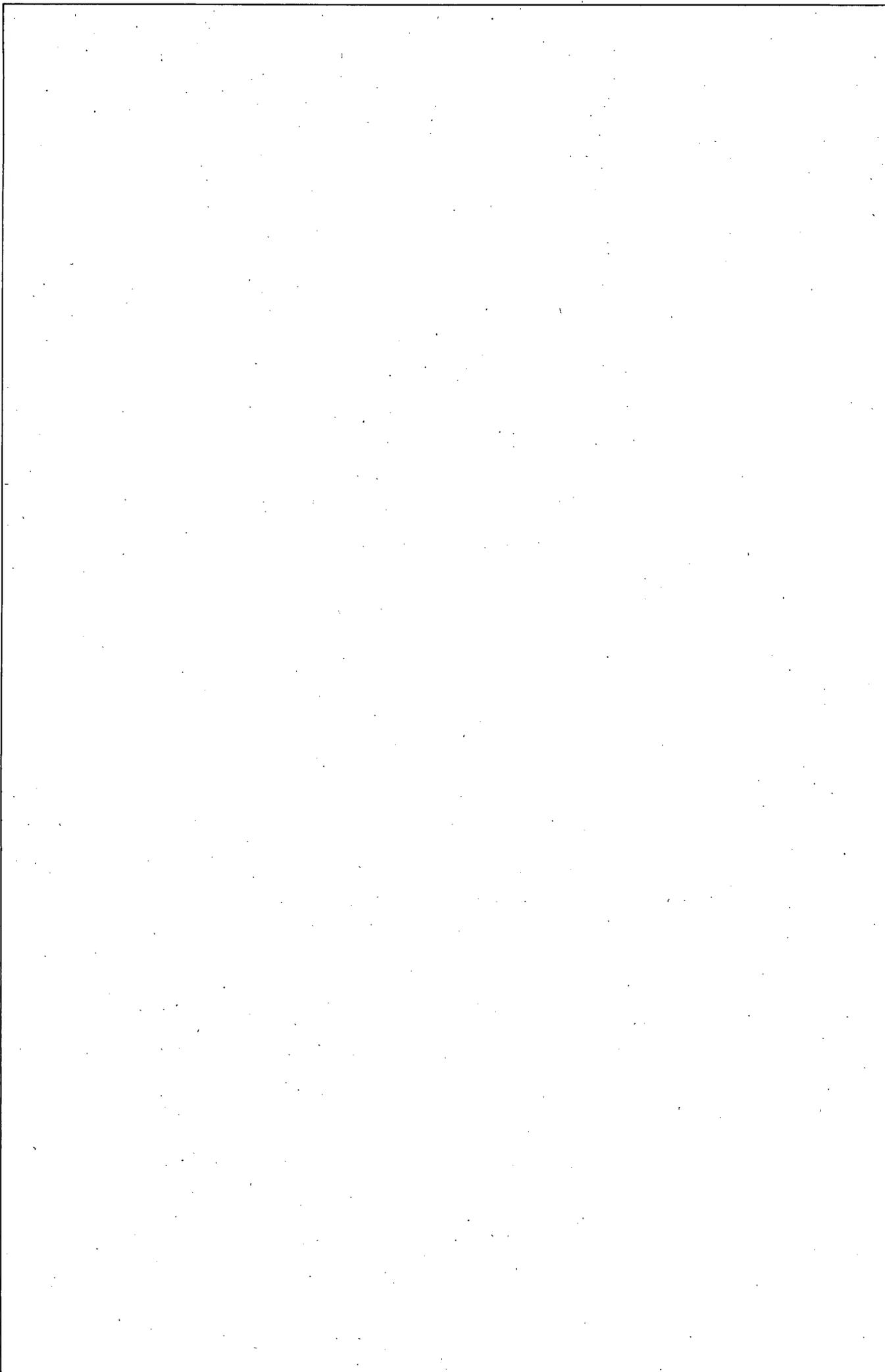
DELIVERY INSTRUCTIONS: PLEASE DELIVER THE FOLLOWING TO THE UNDERMENTIONED AGENT(S)

ITEM	AGENT/RGO BOX NO.	DELIVERY DATE	*POSTAGE DATE	INITIALS	ITEM: CT/CL REF.	AGENT'S NAME	AGENT/RGO BOX NO.	POSTAL A
1					<i>NCT</i>	<i>TOAL-</i>		
2	<i>34</i>							
3								
4								
5								

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

\*FILL OUT POSTAL ADDRESS ONLY IF ITEMS ARE TO BE RETURNED BY CERTIFIED MAIL

AGENT'S INITIALS



APPLICATION TO REGISTER - PLANNING ACT 1982  
LAND MANAGEMENT AGREEMENT

Insert type of document here

BLANK INSTRUMENT FORM (see footnote)

TO: THE REGISTRAR GENERAL

THE CORPORATION OF THE CITY OF HAPPY VALLEY of Civic Centre, The Hub, Aberfoyle Park 5159 HEREBY APPLIES

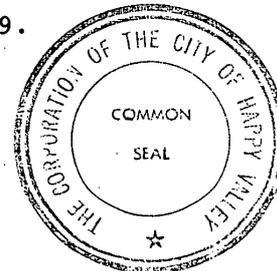
pursuant to the provisions of section 61(5) of the Planning Act 1982 for the registration of the attached Deed dated the 6th day of March 1989

and made between THE CORPORATION OF THE CITY OF HAPPY VALLEY aforesaid as the Council of the one part and NANTES PROPRIETARY LIMITED formerly of 7 Greenhill Road, Wayville 5034 but now of Allotment 5, Main Road, Aberfoyle Park 5159 as to ninety-nine undivided one hundredth parts and BLOCK DEVELOPMENTS PTY LTD of 7 Greenhill Road, Wayville 5034 as to one undivided one hundredth part as the Owner of the other part as a Land Management Agreement pursuant to Section 61(2) of the said Act. The said Deed binds THOSE PORTIONS OF THE LAND comprised in Certificate of Title Register Book VOLUME 4094 and FOLIO 429 being the Lots 1 to 34 inclusive in D.P. 25633 and operates to control the future development of the said Land.

now whole in NCTS 4336-762 to 795ing

DATED the 22nd day of March 1989.

THE COMMON SEAL of THE CORPORATION OF THE CITY OF HAPPY VALLEY was hereunto affixed in the presence of:



..... Mayor  
..... Chief Executive Officer

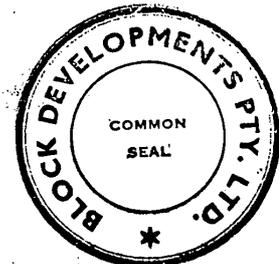
The Owner HEREBY CONSENTS to the registration of the attached Land Management Deed.

THE COMMON SEAL of NANTES PROPRIETARY LIMITED was hereunto affixed in the presence of:



..... Director  
..... R. Bobby... Director/Secretary

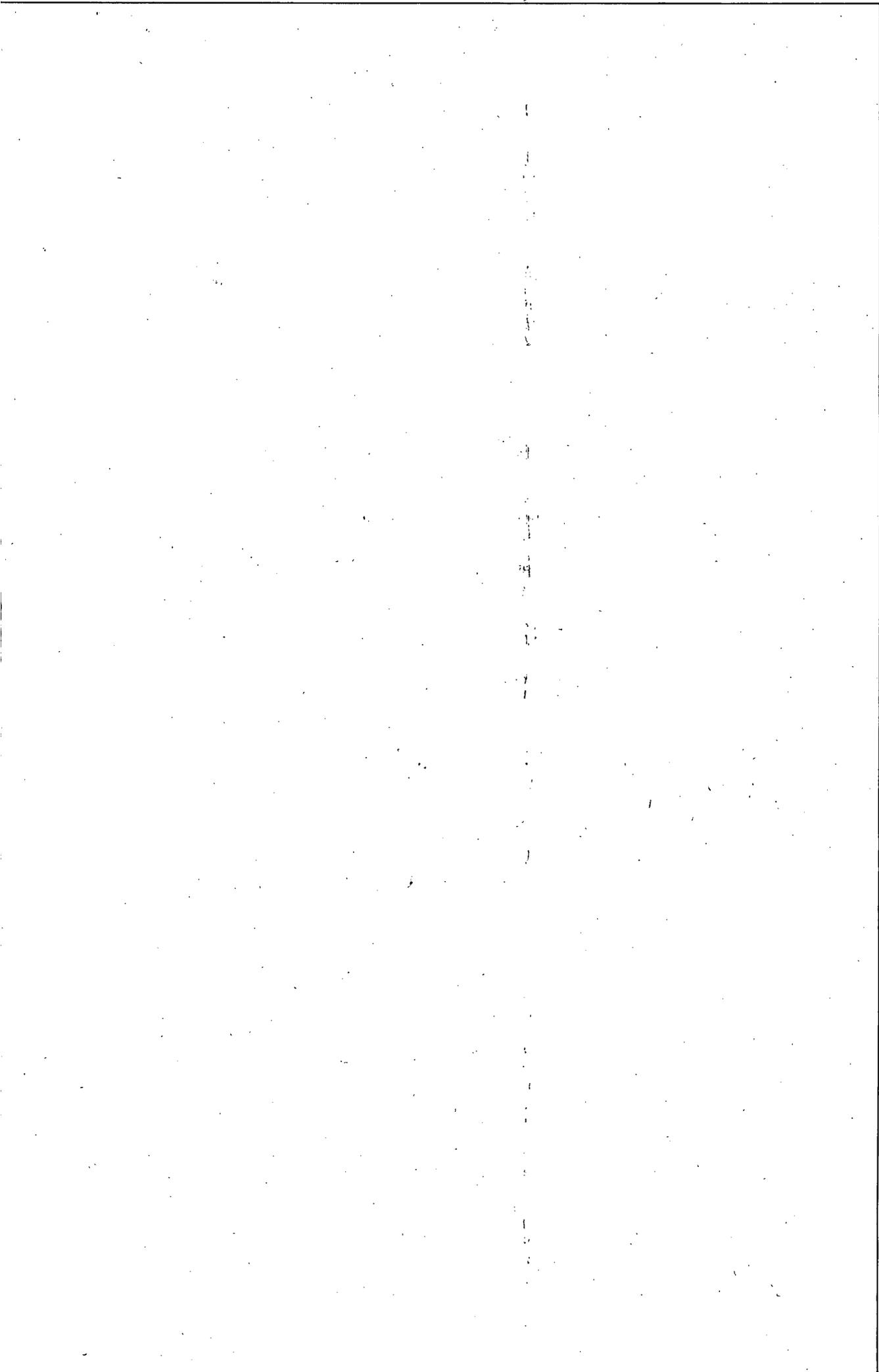
THE COMMON SEAL of BLOCK DEVELOPMENTS PTY. LTD. was hereunto affixed in the presence of:



..... Director  
..... R. Bobby... Director/Secretary

PDL/HMISC/Al:mjh

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01236081

4  
T

Pr COMMISSIONER OF STAMPS  
S.A. STAMP DUTY  
23/03/89 070963 15:21  
\$4.00

THIS DEED is made the 6th day of March 1989

ADJUDGED DULY STAMPED

BETWEEN:

THE CORPORATION OF THE CITY OF HAPPY VALLEY of Civic Centre, The Hub, Aberfoyle Park 5159 (hereinafter with its successors and assigns called "the Council") of the one part ✓

AND:

NANTES PROPRIETARY LIMITED of Allotment 5 Main Road, Aberfoyle Park 5159 and BLOCK DEVELOPMENTS PTY. LTD. of 7 Greenhill Road, Wayville 5034 (hereinafter with their respective successors and assigns together called "the Owner") of the other part ✓

WHEREAS:

- A. The Owner is the proprietor of an estate in fee simple in the whole of the Land comprised in Certificate of Title Register Book VOLUME 4094 FOLIO 429.
- B. By a Development Application numbered 140/D042/87 (hereinafter called "the Application") the Owner sought planning authorisation pursuant to the provisions of the Planning Act, 1982 (hereinafter called "the Act"), from the Council, to develop its land by dividing it into 34 residential allotments together with public streets and reserves (hereinafter called "the proposed Development");
- C. The plan of division that accompanied the Application is annexed hereto and marked "Plan A" (hereinafter called "the Plan").
- D. This Agreement shall operate and bind the Owner in respect of all the allotments marked 1 to 34 inclusive depicted on the Plan (hereinafter called "the land").
- E. Pursuant to the provisions of Section 61(2) of the Act, the Owner has agreed with the Council to enter into this Deed relating to the development of the land subject to the terms and conditions hereinafter mentioned.

NOW THIS DEED WITNESSETH as follows:

1. Interpretation

- 1.1 The parties acknowledge that the matters hereinbefore recited are true and accurate and agree that they shall form part of the terms of this Deed.
- 1.2 In the interpretation of this Deed unless the context shall otherwise require or admit:
  - (a) Words and phrases used in this Deed which are defined in the Planning Act 1982 shall have the meanings ascribed to them by that Act;
  - (b) References to any statute or subordinate legislation shall include all statutes and subordinate legislation amending consolidating or replacing the statute or subordinate legislation referred to;
  - (c) The term "the Owner" where the Owner is a company includes its successors, assigns and transferees and where the Owner is a person, includes his heirs, executors, administrators and transferees and where the Owner consists of more than one person or company the term includes each and every one or more of such persons

or companies jointly and each of them severally and their respective successors, assigns, heirs, executors, administrators and transferees of the companies or persons being registered or entitled to be registered as the proprietor of any estate in fee simple to the Land subject however to such encumbrances, liens and interests as are registered and notified by memoranda endorsed on the Title thereof;

- (d) The term "person" shall include a corporate body;
- (e) The term "outbuilding" means a building detached from a dwelling in which human activity is secondary and without limiting the generality of the forgoing includes all garages, sheds and tool stores;
- (f) The term "building work" shall have the meaning ascribed to it by the Building Act, 1971;
- (g) Words importing the singular number or plural number shall be deemed to include the plural number and the singular number respectively;
- (h) Words importing any gender shall include every gender;
- (i) Where two or more persons are bound hereunder to observe or perform any obligation or agreement whether express or implied then they shall be bound jointly and each of them severally;
- (j) Any clause headings or marginal notes are for reference purposes only and shall not be resorted to in the interpretation of this Deed.

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

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

1.5 The provisions of this Deed shall be of no force and effect and shall not operate as and from the 15th day of March 1999.

## 2. The Owner's Obligations

2.1 The Owner shall not undertake or cause suffer or permit the construction or erection of any buildings or structures upon the Land nor shall the Owner commence or proceed with any application pursuant to the Building Act, 1971 or the Act in relation to the undertaking of any building work upon the Land unless sketch plans and such other information relating thereto as may be required pursuant to the terms of this Deed have been submitted to and approved in writing by the Council prior to any such building work or application pursuant to the Building Act or the Act nor shall the Owner undertake or cause suffer or permit any building work otherwise than in strict accordance with the terms and conditions of any such written approval given by the Council pursuant to this Deed.

2.2 All applications for the approval of the Council in respect of any building work upon the Land shall include the following details but without prejudice to the right of the Council to request additional information in any case, namely:

- 2.2.1 all dimensions of any building or structure the subject of the building work including the area thereof all floor levels;

- 2.2.2 the relative position of any building or structure in relation to all boundaries of the Land;
  - 2.2.3 the location of all windows and doors forming part of any building or structure on the Land;
  - 2.2.4 a schedule of the materials from which any building or structure is to be constructed;
  - 2.2.5 a schedule of the colours of all external surfaces of any building or structure;
  - 2.2.6 all elevations and such other details of external appearance of any building or structure necessary to indicate the architectural style;
  - 2.2.7 the proposed dates of commencement and completion of the building work.
- 2.3 Subject to the provisions set out in Clause 2.4 hereunder, the Owner shall only erect or cause suffer or permit the erection of one detached dwelling on each allotment or where appropriate one pair of semi-detached dwellings on each allotment comprising the Land.
- 2.4 Without limiting the generality of Clause 2.3 hereof and without obviating the obligation of the Owner to seek planning authorisation for any development of the Land in addition to the written approval of the Council pursuant to this Deed for all building work on the Land pursuant to the provisions of the Act, the Owner may undertake development in the nature of a row dwelling or residential flat building on any of the allotments comprising the Land provided that such development complies with the following requirements:-
- 2.4.1 No row dwellings or residential flat buildings erected on the Land shall exceed one storey in height.
  - 2.4.2 No row dwelling or residential flat building shall be erected or located on an allotment unless the site area per dwelling is greater than the minimum area specified in the First Schedule or unless the floor area of such building and any other building together with the area of any driveway, parking area and footway does not exceed the maximum percentages specified in the First Schedule.
  - 2.4.3 Where any row dwelling or residential flat building satisfies the requirements specified in clause 2.2.2 any portion of the relevant allotment not built upon shall be landscaped to the satisfaction of the Council and suitable arrangements shall be made for the maintenance of such Landscaping.
  - 2.4.4 No residential flat building or row dwelling building shall occupy an allotment with an area of less than 1300 square metres.
  - 2.4.5 No row dwelling building or residential flat building shall be located less than 1.5 metres from the boundary of an abutting allotment.
  - 2.4.6 Every row dwelling or residential flat building development of the Land shall be undertaken in a manner so as to ensure that:-
    - 2.4.6.1 the requirements relating to parking specified in the Second Schedule are satisfied;

- 2.4.6.2 the location and design of storage space for refuse containers shall be conveniently accessible to the occupants of any row dwelling or residential flat building and screened from public view. The location and the storage space for refuse containers shall not cause nuisance to any person or be detrimental to the amenity of the locality and shall be placed in a position near the boundary of a public road, or thoroughfare convenient for the collection of refuse;
  - 2.4.6.3 proper provision shall be made for clothes drying and airing facilities screened from public views; and
  - 2.4.6.4 the external appearance of any row dwelling or residential flat building shall not in any way be detrimental to the amenity of the locality.
- 2.5 The Owner shall ensure that external building materials for any dwelling erected on the Land comprise principally concrete, clay, stone or brick (hereinafter called "the Principal External Building Materials").
  - 2.6 The Owner shall not use any external building materials other than the principal external building materials in the erection of any dwelling upon the Land without the prior written consent of the Council which consent the Council shall be at liberty to withhold in it's absolute unfettered discretion.
  - 2.7 The Owner shall comply with the requirements specified in the Third Schedule with respect to the roof construction for any dwelling erected upon the Land.
  - 2.8 The Owner shall ensure that any outbuildings erected on the Land are constructed of external materials selected from glass, tiles, stone, slate, brick, shingles, timber and/or colourbond coated pressed steel material and shall be of such colour so as to blend in with the dwelling erected on the same allotment upon which such outbuilding is erected and the general surrounds thereof.
  - 2.9 The Owner shall not use any galvanised iron, or asbestos or fibro cement roof sheeting for the construction of any outbuilding on the Land.
  - 2.10 The Owner shall also comply with the requirements specified in the Fourth Schedule with respect to the construction or erection of any buildings on the Land.
  - 2.11 The Owner shall not commence or proceed with or cause suffer or permit to be commenced or proceeded with any application pursuant to the Act, the Real Property Act, 1886 or any other relevant Act to undertake any division of the Land apart from the division contemplated in the proposed development (hereinbefore defined) except in the following circumstances:-
    - 2.11.1 Where division is necessary to make a minor adjustment to allotment boundaries to resolve an encroachment issue.
    - 2.11.2 Where division is required to create a separate allotment for each of a pair of semi-detached dwellings.
    - 2.11.3 Where division is required to create a separate allotment for each dwelling in a row dwelling building.
  - 2.12 The Owner shall preserve all trees located on each of the allotments comprising the Land except where such trees shall be required to be removed in the event of an emergency or dangerous

condition or in the event that any such tree shall be required to be removed as a result of the siting and position of any dwelling to be erected on any allotment.

2.13 Where it is necessary for any allotment to be cut, cut and filled or filled and in any such case retaining walls are required pursuant to any Act or regulation or at the direction of the Council, the Owner shall comply with such Act, regulation or direction by not later than:-

2.13.1 The expiration of six (6) calendar months from the date of first occupation of the dwelling erected on the relevant allotment; or

2.13.2 The expiration of twelve (12) calendar months from the date of such cut and fill;

whichever shall first occur.

2.14 The Owner shall not erect any buildings, structure or fencing or undertake substantial plantings within the easement marked "A/B" in the allotments 28 and 33 depicted on the Plan which may obstruct surface drainage flows within the easement without first seeking written approval from the Council.

### 3. Miscellaneous Provisions

3.1 The Council and any employee or agent of the Council authorised by the Council may at any reasonable time enter the Land for the purpose of:

3.1.1 inspecting the Land and any building or structure thereupon;

3.1.2 exercising any other powers of the Council under this Deed or pursuant to law.

3.2 If the Owner is undertaking any building work or development on the land without the written approval of the Council pursuant to this Deed or otherwise than strictly in accordance with the written approval given by the Council pursuant to this Deed the Council may, by notice in writing served on the Owner require the Owner to desist forthwith from undertaking such building work and the Owner shall comply strictly with the requirements of such notice.

3.3 If the Owner is in breach of any provision of this Deed, the Council may, by notice in writing served on the Owner, specify the nature of the breach and require the Owner to remedy the breach within such time as may be nominated by the Council in the notice (being not less than twenty eight (28) days from the date of service of the notice) and if the Owner fails so to remedy the breach, the Council or its servants or agents may carry out the requirements of the notice and in doing so may enter and perform any necessary works upon the Land and recover any costs thereby incurred from the Owner.

3.4 If in a notice referred to in Clause 3.2 hereof the Council requires the removal of the building or structure from the Land the Council and its servants or agents are hereby authorised and empowered by the Owner to enter and remove the building or structure from the Land and to dispose of it in any manner determined by the Council provided that if the building or structure shall have any monetary value then the Council shall use its best endeavours to realise that monetary value and shall after the disposal account to the Owner and pay to him the realised value less all expenses incurred.

3.5 This Deed may not be varied except by a Supplementary Deed signed by the Council and the Owner.

- 3.6 This Deed contains the whole agreement between the parties in respect of the matters referred to herein.
- 3.7 Notice shall for the purposes of this Deed be properly served on the Owner if it is:
- 3.7.1 posted to the Owner's last address known to the Council;
  - or
  - 3.7.2 affixed in a prominent position on the Land.
- 3.8 The Council may delegate any of its powers under this Deed to any person.
- 3.9 The Owner hereby indemnifies the Council and agrees to keep it forever indemnified in respect of the whole of its costs and expenses of and incidental to the negotiation preparation stamping and registration of this Deed and the implementation of its terms.
- 3.10 The requirements of this Deed are at all times to be construed as additional to the requirements of the Planning Act, 1982 and any other legislation affecting the Land.
- 3.11 Each party shall do and execute all such acts documents and things as shall be necessary to ensure that this Deed is registered and, a memorial thereof entered on the Certificate of Title for the Land pursuant to the provisions of Section 61(5) of the Planning Act, 1982 in priority to any other registerable interest in the Land save and except for the estate and interest of the Owner therein.
- 3.12 The Owner consents to the Council lodging a caveat upon the Certificate of Title for the Land at any time after the execution of this Deed by the Owner and the Council and pending the registration of this Deed upon the said Certificate of Title as a Land Management Agreement pursuant to Section 61 of the Planning Act 1982 and the Owner shall not take any step to bring about the removal of such caveat pending such registration.

FIRST SCHEDULE

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A. RESIDENTIAL FLAT BUILDING

Site area per dwelling	300 square metres
Maximum allotment coverage of building	60 per cent

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B. ROW DWELLING

Site area per dwelling	370 square metres
Width of frontage of site of regular shape	8 metres
Depth of site of regular shape	25 metres
Width of frontage of regular shape	6 metres
Average width of site of irregular shape	8 metres
Average depth of site of irregular shape	27 metres
Maximum allotment coverage of building	60 per cent

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SECOND SCHEDULE

PARKING REQUIREMENTS

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- A. There shall be established on the allotment upon which the residential flat building or row dwelling is located:
- a) one roofed carparking space for each dwelling.
  - b) one half of one carparking space for each room which can reasonably be expected to be used as a bedroom contained within the dwelling
- 
- B. The use of any parking areas by vehicles shall not unduly detract from the amenity of the locality or cause nuisance to any person on any abutting allotment and any such vehicles shall be adequately screened so as to prevent a view of them in the parking areas from an abutting allotment, public road or thoroughfare.
- 

THIRD SCHEDULE

ROOF CONSTRUCTION

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1. No dwelling roof or part thereof shall comprise galvanised iron, zincalume or corrugated asbestos roof sheeting.
2. Roofing materials for all dwellings shall only be ceramic or cement tiles, slate, shingles, or colourbond coated pressed steel.
3. The main roofs of all dwellings and any additions thereto shall not have a pitch of less than 15 degrees (15°) unless prior written approval from the Council is obtained for a pitch of lesser degree which approval the Council shall be at liberty to withhold in its absolute unfettered discretion.

FOURTH SCHEDULE

BUILDING CONSTRUCTION REQUIREMENTS

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1. All buildings erected on the Land shall as far as practicable be sited so as to minimise the necessity for any cut and fill and shall blend with the natural slope and topography of the allotment on which such building shall be erected.
2. All dwellings and other buildings erected on each allotment shall be sited in so far as the same shall be practicable so as to maximise privacy of adjoining allotments and avoiding the obstruction of views from nearby allotments or dwellings.

3. All fencing shall be of brick, stone, timber, brushwood or colourbond type material and shall be of such colours as shall be compatible with the natural features of the Landscape and the general surrounds thereof.
4. All external finishes and materials in respect of any dwelling and/or other building erected on each allotment comprising the Land shall be of such colours as shall be complimentary to the natural features of the Landscape and general surrounds thereof and the dwelling erected thereon.
5. All rainwater tanks shall be constructed and erected using a colourbond material or shall be painted so as to be compatible with the dwelling erected on the allotment upon which the rainwater tank is erected and the surrounds thereof and shall be sited unobtrusively on such allotment as far as the same shall be possible.

IN WITNESS WHEREOF the parties hereto have executed this Deed.

THE COMMON SEAL of )  
THE CORPORATION OF THE CITY )  
OF HAPPY VALLEY )  
 was hereunto affixed in the )  
 presence of: )



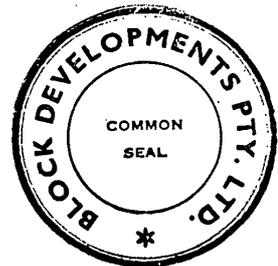
..... Mayor  
 ..... Chief Executive Officer

THE COMMON SEAL of )  
NANTES PROPRIETARY LIMITED )  
 was hereunto affixed in the )  
 presence of: )



..... Director  
 R. Bobby ..... Secretary

THE COMMON SEAL of )  
BLOCK DEVELOPMENTS PTY. LTD. )  
 was hereunto affixed in the )  
 presence of: )



..... Director  
 R. Bobby ..... Secretary

COMMONWEALTH BANK OF AUSTRALIA being a person with a legal interest in the Land HEREBY CONSENTS to the Owner entering into this Deed.

SEE BELOW:

FREDERICK JOHN HEATH and ELEANORA MONA HEATH being persons with a legal interest in the land HEREBY CONSENT to the Owner entering into this Deed.

.....  
FREDERICK JOHN HEATH

.....  
ELEANORA MONA HEATH

The Owner HEREBY CERTIFIES pursuant to Section 61(4) of the Planning Act 1982 that no other person has a legal interest in the Land.

.....  
Signed for and on behalf of  
NANTES PROPRIETARY LIMITED

.....  
Signed for and on behalf of  
BLOCK DEVELOPMENTS PTY. LTD.

**COMMONWEALTH BANK OF AUSTRALIA as Mortgagee under and by virtue of Memorandum of Mortgage 6662033 hereby consents to the within Lease AGREEMENT**

J.P.

SIGNED in South Australia  
COMMONWEALTH BANK OF AUSTRALIA )  
by its duly constituted )  
Attorney JOHN EDWARD MORGAN )  
who certifies that he is the ACTING MANAGER )  
CORPORATE & INTERNATIONAL South Australia )  
of COMMONWEALTH BANK OF )  
AUSTRALIA in the presence of )  
..... )  
Justice of the Peace

COMMONWEALTH BANK OF AUSTRALIA  
By its Attorney  
.....  
Power of Attorney No. 6394649

APPEARED before me at ADELAIDE SA the 22<sup>nd</sup> day of February 1987  
JOHN EDWARD MORGAN  
of ADELAIDE SA ACTING MANAGER CORPORATE & INTERNATIONAL SOUTH AUSTRALIA  
the party executing the within Instrument as the duly constituted Attorney of  
COMMONWEALTH BANK OF AUSTRALIA being a person well known to me and did  
freely and voluntarily sign the same.

.....  
Justice of the Peace

PLAN NUMBER  
THIS IS SHEET 1 OF 1 SHEETS  
DEPOSITED  
ACCEPTED FOR FILING / 7/19  
PRO REGISTRAR GENERAL  
MAP REF. 6627-9-A-C  
DIV. No. 140 : D042 : 87  
TITLE SYSTEM R.P. ACT  
TITLE REFERENCE C.I. 4094-429  
D.B. / LAST PLAN REF. FP 25898 TOTAL AREA 6.208 H.A.  
FIELD BOOK No.  
CLOSURE CHECKED  
PLAN APPROVED  
PLAN APPROVED  
PAIS APPROVED

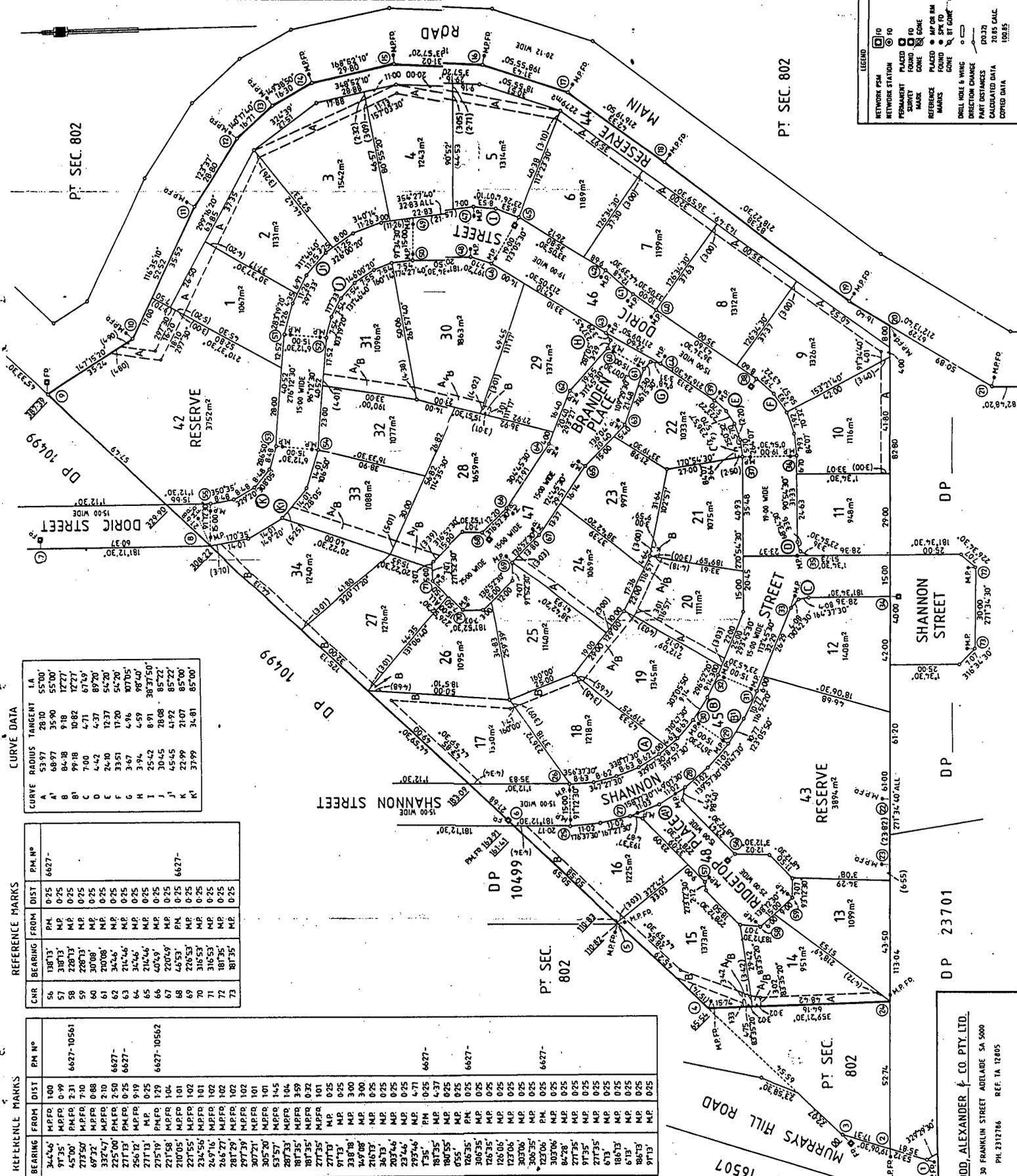
IRRIGATION AREA DIVISION  
HUNDRED **NOARLUNGA**  
TOWNSHIP **COROMANDEL VALLEY**  
COUNCIL **CITY OF HAPPY VALLEY**  
PLAN OF DIVISION  
**LOT 1 IN FP. 25898**  
**OF PART SECTION 802**

STATEMENTS CONCERNING EASEMENTS, ANTI-COLLISIONS AND IMPROVEMENTS  
PORTION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 & 34 (RESERVED) MARKED A HEREON IS TO BE SUBJECT TO AN EASEMENT TO THE MINISTER OF WATER RESOURCES FOR SEWERAGE PURPOSES.  
PORTION OF LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22, 26, 27, 28, 29, 30, 31, 33 & 34, MARKED B, HEREON IS TO BE SUBJECT TO AN EASEMENT TO THE CITY OF HAPPY VALLEY FOR DRAINAGE PURPOSES.  
PORTION OF LOT 27 MARKED C, HEREON IS TO BE SUBJECT TO AN EASEMENT TO THE ELECTRICITY TRUST OF SOUTH AUSTRALIA FOR ELECTRICITY SUPPLY PURPOSES.

SCALE 0 25 50 METRES  
STATEMENTS CONCERNING EASEMENTS, ANTI-COLLISIONS AND IMPROVEMENTS  
PORTION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 & 34 (RESERVED) MARKED A HEREON IS TO BE SUBJECT TO AN EASEMENT TO THE MINISTER OF WATER RESOURCES FOR SEWERAGE PURPOSES.  
PORTION OF LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22, 26, 27, 28, 29, 30, 31, 33 & 34, MARKED B, HEREON IS TO BE SUBJECT TO AN EASEMENT TO THE CITY OF HAPPY VALLEY FOR DRAINAGE PURPOSES.  
PORTION OF LOT 27 MARKED C, HEREON IS TO BE SUBJECT TO AN EASEMENT TO THE ELECTRICITY TRUST OF SOUTH AUSTRALIA FOR ELECTRICITY SUPPLY PURPOSES.

**PLAN 'A'**  
LAND MANAGEMENT AGREEMENT  
ALLOTMENTS 1 TO 34 INCLUSIVE SHOWN HEREON ARE TO BE SUBJECT TO A LAND MANAGEMENT AGREEMENT.  
DATE OF ISSUE 15 NOV 1988  
ALL DISTANCES ARE GROUND DISTANCES

COMBINED SCALE FACTOR  
BEARING DATUM: ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ ⑪ ⑫ ⑬ ⑭ ⑮ ⑯ ⑰ ⑱ ⑲ ⑳ ㉑ ㉒ ㉓ ㉔ ㉕ ㉖ ㉗ ㉘ ㉙ ㉚ ㉛ ㉜ ㉝ ㉞ ㉟ ㊱ ㊲ ㊳ ㊴ ㊵ ㊶ ㊷ ㊸ ㊹ ㊺ ㊻ ㊼ ㊽ ㊾ ㊿  
DISTANCE DERIVED FROM: MAP 6627-9-A-C BY SCALE  
IAN CHARLES ALEXANDER  
Licensed Surveyor of South Australia of twenty years' experience.  
1) That this plan has been made from surveys conducted by me or under my personal supervision.  
2) That the field work was completed on 18/11/88.  
3) That both plans and field work are to the best of my knowledge correct and have been made in accordance with the Regulations under the Survey Act 1975.  
Date: 21st OCTOBER 1988  
Licensed Surveyor



CURVE DATA

CURVE	RADIUS	TANGENT	1/A
A	53.97	28.10	55700
B	68.97	35.90	55700
C	84.18	9.18	17271
D	99.18	10.82	67139
E	7.00	4.71	89720
F	4.42	4.37	89720
G	3.51	17.70	54270
H	3.94	4.96	88740
I	25.42	8.91	3873750
J	30.45	28.08	85722
K	45.45	4.92	85722
L	22.99	21.07	85700
M	37.99	34.81	85700

REFERENCE MARKS

CNR	BEARING	FROM	DIST	P.M. NO
56	138°13'	P.M.	0.25	6627-
57	328°13'	M.P.	0.25	
58	228°13'	M.P.	0.25	
59	228°13'	M.P.	0.25	
60	300°08'	M.P.	0.25	
61	210°08'	M.P.	0.25	
62	342°46'	M.P.	0.25	
63	214°46'	M.P.	0.25	
64	324°46'	M.P.	0.25	
65	40°49'	M.P.	0.25	
66	220°49'	M.P.	0.25	
67	220°49'	M.P.	0.25	
68	46°53'	M.P.	0.25	
69	226°53'	M.P.	0.25	
70	316°53'	M.P.	0.25	
71	181°35'	M.P.	0.25	
72	181°35'	M.P.	0.25	
73	181°35'	M.P.	0.25	

REFERENCE MARKS

CNR	BEARING	FROM	DIST	P.M. NO
1	342°46'	M.P.F.R.	1.00	
2	97°35'	M.P.F.R.	0.99	
3	45°00'	M.P.F.R.	2.31	6627-10561
4	275°50'	M.P.F.R.	0.88	
5	69°32'	M.P.F.R.	2.10	
6	332°47'	M.P.F.R.	2.50	
7	225°00'	M.P.F.R.	0.25	6627-
8	225°00'	M.P.F.R.	0.25	6627-
9	271°13'	M.P.	0.25	
10	271°13'	M.P.	0.25	
11	275°19'	M.P.F.R.	1.29	6627-10562
12	210°05'	M.P.F.R.	1.04	
13	210°05'	M.P.F.R.	1.01	
14	221°55'	M.P.F.R.	1.02	
15	234°56'	M.P.F.R.	1.01	
16	249°16'	M.P.F.R.	1.02	
17	265°27'	M.P.F.R.	1.02	
18	281°29'	M.P.F.R.	1.02	
19	297°39'	M.P.F.R.	1.02	
20	307°21'	M.P.F.R.	1.01	
21	305°20'	M.P.F.R.	1.45	
22	53°57'	M.P.F.R.	1.04	
23	187°35'	M.P.F.R.	3.59	
24	187°35'	M.P.F.R.	0.32	
25	271°35'	M.P.F.R.	1.01	
26	271°35'	M.P.	0.25	
27	91°13'	M.P.	0.25	
28	338°08'	M.P.	3.00	
29	216°39'	M.P.	0.25	
30	216°39'	M.P.	0.25	
31	232°46'	M.P.	0.25	
32	232°46'	M.P.	0.25	
33	232°46'	M.P.	0.25	
34	173°35'	M.P.	0.25	
35	181°35'	M.P.	0.25	6627-
36	181°35'	M.P.	0.25	
37	0°35'	M.P.	0.25	
38	126°35'	M.P.	0.25	6627-
39	306°35'	M.P.	0.25	
40	126°35'	M.P.	0.25	
41	126°35'	M.P.	0.25	
42	126°35'	M.P.	0.25	
43	306°35'	M.P.	0.25	
44	126°35'	M.P.	0.25	6627-
45	306°35'	M.P.	0.25	
46	306°35'	M.P.	0.25	
47	84°28'	M.P.	0.25	
48	271°35'	M.P.	0.25	
49	271°35'	M.P.	0.25	
50	61°3	M.P.	0.25	
51	186°13'	M.P.	0.25	
52	61°3	M.P.	0.25	
53	186°13'	M.P.	0.25	
54	97°13'	M.P.	0.25	
55	97°13'	M.P.	0.25	

LEGEND  
NETWORK P.M.  
NETWORK STATION  
PERMANENT  
SURVEY MARK  
REFERENCE MARK  
MARKS  
DRILL HOLE & WING  
DIRECTION CHANGE  
POINT DISTANCES  
CALCULATED DATA  
COPY DATA

TOOD, ALEXANDER & CO. PTY. LTD.  
30 FRANKLIN STREET ADELAIDE SA 5000  
PH 2312786 REF TA 12805

DATED

1989

BETWEEN:

THE CORPORATION OF THE CITY OF HAPPY VALLEY  
of the one part

- and -

NANTES PROPRIETARY LIMITED and BLOCK  
DEVELOPMENTS PTY. LTD.  
of the other part

LAND MANAGEMENT AGREEMENT  
BY DEED

NORMAN WATERHOUSE & MUTTON  
6th Floor, MLC Building,  
185 Victoria Square,  
ADELAIDE S.A. 5000  
Telephone: 211 7188