

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 6028 Folio 771

Parent Title(s) CT 5970/678
Creating Dealing(s) RTU 11097533
Title Issued 30/01/2009 **Edition** 3 **Edition Issued** 15/09/2011

Estate Type

FEE SIMPLE

Registered Proprietor

GEORGE GARCIA
MARIA GARCIA
OF 6 CASHEL PLACE MORPHETT VALE SA 5162
AS JOINT TENANTS

Description of Land

ALLOTMENT 31 DEPOSITED PLAN 79935
IN THE AREA NAMED MOUNT COMPASS
HUNDRED OF NANGKITA

Easements

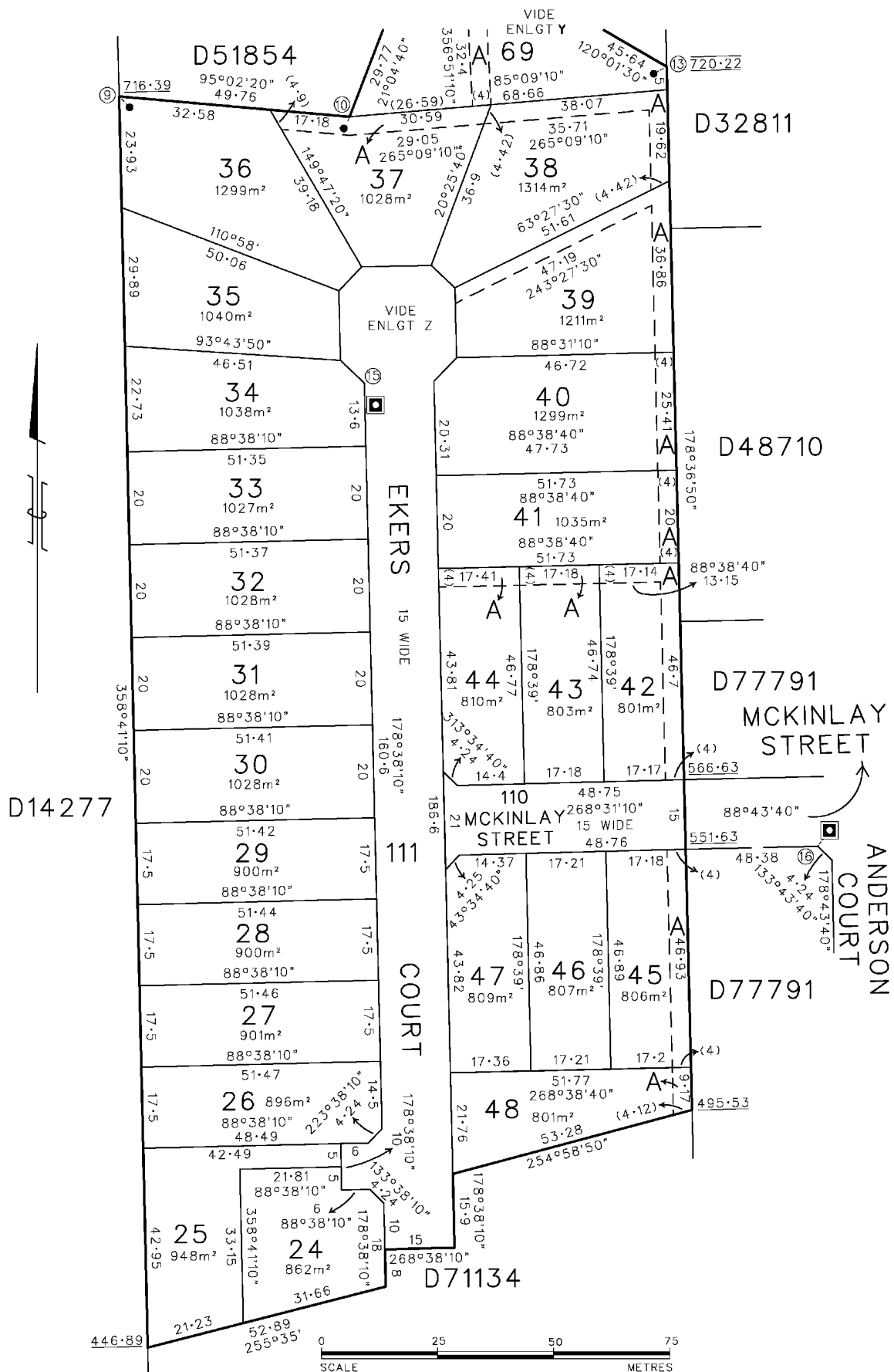
NIL

Schedule of Dealings

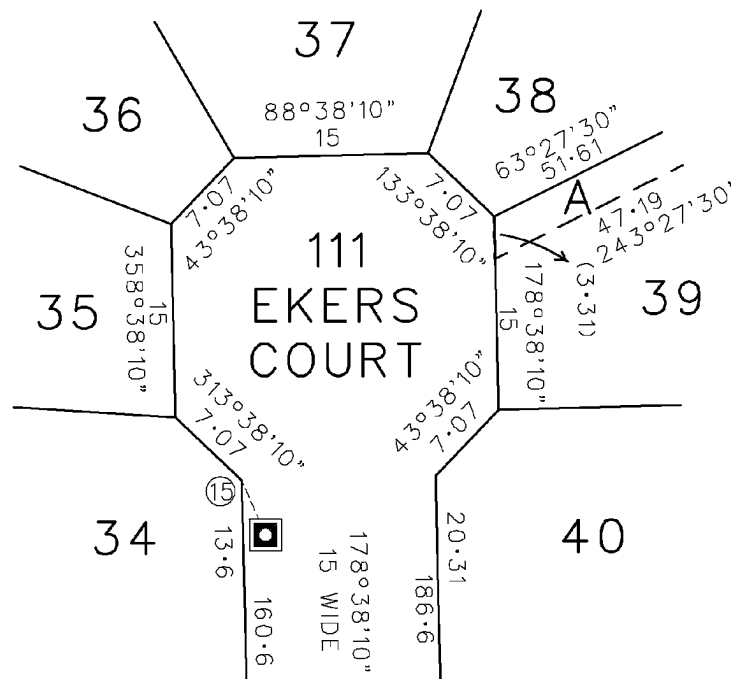
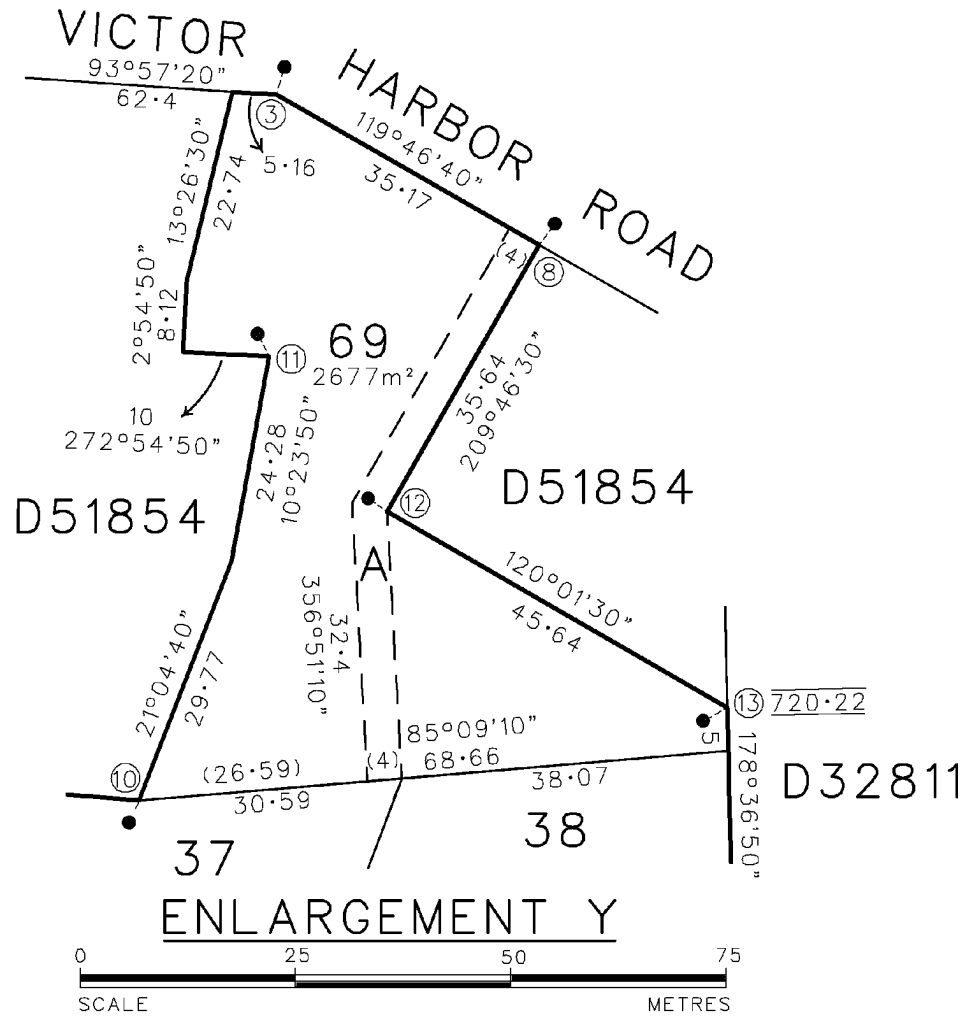
Dealing Number	Description
11638916	ENCUMBRANCE TO LOTTAFUN PTY. LTD. AND SENTIER PTY. LTD. AS TO THE SHARES SPECIFIED THEREIN

Notations

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



SURVEY INFORMATION IS DERIVED FROM DEPOSITED PLAN 79935



NOT TO SCALE
SURVEY INFORMATION IS DERIVED FROM DEPOSITED PLAN 79935



ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

Certificate of LOCAL GOVERNMENT CHARGES Pursuant to the Local Government Act, 1999

Search No: CTRATES-2026-000045

Property ID: 14585

Bpay Biller Code: 435115

Valuation No: 4535492601

Reference: 21000 69100 01458 55

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

Property Described as: 15 Ekers Court MOUNT COMPASS SA 5210

Owners Name/s: George Garcia
Maria Garcia

Section	Allotment	Plan	Certificate of Title
P319	31	79935	6028/771

RATES AND CHARGES INFORMATION

Declared Date: 07 Jul 2025

Period Ending: 30 Jun 2026

Rates and Fines in arrears b/fwd 1st July	\$0.00
Rates for current Financial Year	\$3,153.05
Service Charges	\$741.00
Interest to Date	\$0.00
Legal Fees to Date	\$0.00
Fines to Date	\$0.00
Property Related Debt	\$0.00
Regional Landscape Levy	\$83.60
Less payments and adjustments	\$-1,988.80
TOTAL OUTSTANDING AT DATE OF THIS CERTIFICATE	\$1,988.85

Rates not paid on or before the **due date** are the subject to a **fine** of 2.00% as prescribed by the Local Government Act, with further **interest charges** of 0.7083% being added to **arrears** each month following.

Conditions

I certify that to the best of my knowledge and belief the information provided above is correct.

Authorised by Alexandrina Council	Date: 05 January 2026
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The charges as shown are valid for the date of the certificate.

Please Note: Council allows for a free update on searches for up to 30 days from the certificate date.

If this information falls outside the one (1) month period, or is for a new financial year, a new Section 187 certificate is required.

ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

Certificate of PROPERTY CONDITIONS Pursuant to the Land and Business (Sale and Conveyancing) Act, 1994

Search No: CTPROPERTY-2026-000040

Property ID: 14585

Valuation No: 4535492601

Property Described as: 15 Ekers Court MOUNT COMPASS SA 5210

Owners Name/s: George Garcia
Maria Garcia

Section	Allotment	Plan	Certificate of Title
P319	31	79935	6028/771

PROPERTY INFORMATION

5. *Development Act 1993 (repealed)*

5.1 Section 42 – Condition (that continues to apply) of a development authorisation	Attached
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6. *Repealed Act conditions*

6.1 Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1967 (repealed)	Nil
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29 *Planning, Development, and Infrastructure Act 2016*

29.1 Part 5 – Planning and Design Code – Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	Refer to Attached Plan SA Report
29.1 Is there a State Heritage place on the land or is the land situated in a State Heritage area?	No
29.1 Is the land designated as a local heritage place?	No

29.1 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?	No
29.1 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?	Yes
29.2 Section 127 – Condition (that continues to apply) of a development authorisation	Refer to Attached PlanSA Report

5 *Development Act 1993 (repealed)*

5.2 Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space	Nil
5.3 Section 50(2) – Agreement to vest land in a council or the Crown to be held as open space	Nil
5.4 Section 55 – Order to remove or perform work	Nil
5.5 Section 56 – Notice to complete development	Nil
5.6 Section 57 – Land management agreement	Nil
5.8 Section 69 – Emergency order	Nil
5.9 Section 71 – Fire safety notice	Nil
5.10 Section 84 – Enforcement notice	Nil
5.11 Section 85(6), 85(10) or 106 – Enforcement order	Nil
5.12 Part 11 Division 2 - Proceedings	Nil

10 *Fire and Emergency Services Act 2005*

10.1 Section 105F (or Section 56 or 83 (repealed)) – Notice to take action to prevent outbreak or spread of fire	Nil
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11 *Food Act 2001*

11.1 Section 44 – Improvement notice	Nil
11.2 Section 46 – Prohibition order	Nil

15 *Housing Improvement Act 1940 (repealed)*

15.1 Section 23 – Declaration that the house is undesirable or unfit for human habitation	Nil
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15.2 Part 7 (rent control for substandard houses) – Notice or declaration	Nil
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17 *Land Acquisition Act 1969*

17.1 Section 10 – Notice of intention to acquire	Nil
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20 *Local Government Act 1934 (repealed)*

20.1 Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
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21 *Local Government Act 1999*

21.1 Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
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22 *Local Nuisance and Litter Control Act 2016*

22.1 Section 30 – Nuisance or litter abatement notice	Nil
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29 *Planning, Development and Infrastructure Act 2016*

29.5 Section 141 – Order to remove or perform work	Nil
29.6 Section 142 – Notice to complete development	Nil
29.7 Section 155 – Emergency order	Nil
29.8 Section 157 – Fire safety notice	Nil
29.9 Section 192 or 193 – Land management agreement	Nil
29.10 Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	Nil
29.11 Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	Nil
29.12 Part 16 Division 1 – Proceedings	Nil
29.13 Section 213 – Enforcement notice	Nil
29.14 Section 214(6), 214(10) or 222 – Enforcement order	Nil

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

31.1 Part 3 - Notice	Nil
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31.2 Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 – Condition (that continues to apply) of an approval	Attached
31.3 Public and Environmental Health (Waste Control) Regulations 2010 (revoked) Regulation 19 – Maintenance order (that has not been complied with)	Nil

32 *South Australian Public Health Act 2011*

32.2 Section 92 - Notice	Nil
32.3 South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval	Nil

36 *Other Charges*

36.1 Charges of any kind affecting the land (not included in another item)	Nil
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Particulars of Building Indemnity Insurance

Note: Building Indemnity Insurance is required for -

- (a) Domestic building work for which approval under the Planning, Development and Infrastructure Act 2016, the repealed Development Act 1993 or the repealed Building Act 1971 is or was not required; or
- (b) Minor domestic building work (see Section 3 of the Building Work Contractors Act 1995); or
- (c) Domestic building work commenced before 1 May 1987; or
- (d) Building work in respect of which an exemption from the application of Division 3 of Part 5 of the Building Work Contractors Act 1995 applies under the Building Work Contractors Regulations 2011; or
- (e) Building work in respect of which an exemption from the application of Division 3 of Part 5 of the Building Work Contractors Act 1995 has been granted under Section 45 of that Act.

Details of Building Indemnity Insurance still in existence for Building Work on the Land

Building indemnity insurance required	No
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If yes:

Name(s) of person(s) insured	
Name of insurer:	

Limitations of the liability of the insurer:	
Name of the builder:	
Builder's Licence Number:	
Date of Issue of insurance:	
Description of insured building work:	

Exemption from holding insurance

If particulars of insurance are not given, has an exemption been granted under Section 45 of the Building Work Contractors Act 1995 from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?	No
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If yes:

Date of exemption:	
Name of builder granted the exemption:	
Licence Number of the builder granted the exemption:	
Details of building work for which the exemption applies:	
Details of conditions (if any) to which the exemption is subject:	

Particulars relating to Environment Protection

6 Further information held by councils – Does the council hold details of any development approvals relating to: (a) Commercial or industrial activity at the land; or (b) A change in the use of the land or part of the land (within the meaning of the Development Act 1993 or the Planning, Development and Infrastructure Act 2016)?	No
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Note -

The question relates to information that the council for the area in which the land is situated may hold. If the council answers "YES" to the question, it will provide a description of the nature of each development approved in respect of the land. The purchaser may then obtain further details from the 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 –

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

I certify that to the best of my knowledge and belief the information provided above is correct.

Authorised by Alexandrina Council

Date: 06 January 2026

CONFIRMED BY (as required):

Environmental Health Officer

Date: 06 January 2026

Building Officer

Date: 06 January 2026

Planning Officer

Date: 06 January 2026

Compliance Officer

Date: 06 January 2026

DECISION NOTIFICATION FORM



For Development Application: 455/69/15
Dated: 30.01.15
Registered: 01.02.15

TO OUTSIDE CONCEPTS PTY LTD
9 HOYLAKE AVENUE
STIRLING SA 5152

Application No: **455/69/15**
Assessment **A22229**

LOCATION OF
PROPOSED DEVELOPMENT: LOT: 31 NO: 15 EKERS COURT MOUNT COMPASS

NATURE OF
PROPOSED DEVELOPMENT: VERANDAH

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT	DATE	NO OF CONDITIONS
Development Plan Consent	Approved	03/02/2015	0
Land Division	Not Applicable		
Land Division (Community Title)	Not Applicable		
Building Rules Consent	Approved	04/02/2015	2
Other	Not Applicable		
DEVELOPMENT APPROVAL	Approved	13/02/2015	2

NOTE: No work can commence on this development unless a **DEVELOPMENT APPROVAL** has been obtained.
(i.e. consent granted by date for a Development Approval in the shaded box)

Details of the building classification and the approved number of occupants under the Building Code are attached.

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet/s.

SIGNED:



Andrew Sladden
Authorised Officer

DATE: 13/02/2015

NOTES FOR APPLICANT

1. You may have the right of appeal if this Decision Notification is:

- * A refusal; or
- * A consent or approval with conditions

Your appeal must be lodged with the Environment, Resources and Development Court, together with the designated fee, within two months of you receiving notice of the decision.

A copy of your receipted appeal notice must be also served on the authority which issued the Decision Notification Form within the same two month period.

Please contact the Environment, Resources and Development Court if you wish to appeal. Ph. (08) 8204 0300

2. If your application was the subject of third party representations, any consent or approval, whether subject to conditions or not, shall not operate until the determination of any appeal. A representor has 15 business days from the date of the Decision Notification to lodge an appeal. Please contact the Environment, Resources and Development Court to see if an appeal has been lodged.

3. If this is a Development Approval:

- * the development approval must be substantially commenced;
- * for land division, you must apply to the Development Assessment Commission for a certificate.

within 12 months of the date of this Decision Notification (or alternatively the date of the determination of any appeal) unless this period has been extended by the relevant authority.

And

Any act or work authorised or required by this Decision Notification must be substantially or fully completed within 3 years of the date of this Notification or a longer time as allowed by the relevant authority.

You will require a fresh Development Approval before commencing or continuing the development if you are unable to satisfy these requirements.

DECISION NOTIFICATION - CONDITIONS OF APPROVAL

APPLICANT NAME: OUTSIDE CONCEPTS PTY LTD

CONDITIONS OF DEVELOPMENT PLAN CONSENT: - Nil

No Planning Conditions

Please contact the **Private Certifier** if you have any enquiries in relation to the above Conditions of Development Plan Consent.

CONDITIONS OF BUILDING RULES CONSENT: - 2

BUILDING CLASSIFICATION: 10 A Non-Habitable Building

For conditions of Building rules Consent please refer to the Private Certifiers Decision Notification Form – Building Rules Consent and any notes attached.

Please contact the **Private Certifier** if you have any enquiries in relation to the above Conditions of Development Building Consent.

Please refer to attached “NOTES TO APPLICANT/OWNER”
for detail on “NOTIFICATION STAGES (INSPECTIONS)”

DECISION NOTIFICATION FORM

DEVELOPMENT NO.: 455/69/2015

PBS REFERENCE NO.: 34331

DEVELOPMENT APPLICATION Received: 29 January 2015

To: Outside Concepts Pty Ltd
9 Hoylake Avenue
STIRLING SA 5152

LOCATION OF PROPOSED DEVELOPMENT

15 Ekers Court MOUNT COMPASS

NATURE OF PROPOSED DEVELOPMENT

Verandah

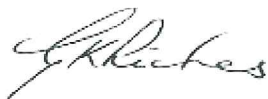
IN RESPECT OF THIS PROPOSED DEVELOPMENT YOU ARE INFORMED THAT:

NATURE OF DECISION	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
<u>Development Plan Consent</u>	03.02.2015	NIL		
<u>Building Rules Consent</u>	04.02.2015	TWO		
<u>Development Approval</u>	TO BE ISSUED BY COUNCIL			

Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out in the attached sheet.

This building has been assigned a classification **10a** (verandah) for the purposes of Section 66 of the Development Act.

Dated: 4 February 2015
Signed: Grant Riches



Building Surveyor / Private Certifier

NO WORK CAN COMMENCE ON THIS DEVELOPMENT UNLESS A DEVELOPMENT APPROVAL HAS BEEN OBTAINED. IF ONE OR MORE CONSENTS HAVE BEEN GRANTED ON THIS NOTIFICATION FORM, YOU MUST NOT START ANY SITE WORKS OR BUILDING WORK OR CHANGE THE USE OF THE LAND UNTIL YOU HAVE ALSO RECEIVED NOTIFICATION OF A DEVELOPMENT APPROVAL.

NOTES FOR APPLICANTS

1. This decision was based on an assessment of the proposal against relevant legislation. Conditions imposed were designed to ensure satisfactory compliance with it.
2. You may have a right of appeal if this Notification is:
A refusal, OR
A consent or approval with conditions

Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environment, Resources & Development Court may allow.
3. If your Application was the subject of third party representations, any consent or consent subject to conditions shall not operate until after fifteen business days from the date of the decision made on your application.

If there is an appeal by a third party, any consent or approval, or any consent or approval with conditions shall not operate until a determination of the appeal. Please contact the Environment, Resources & Development Court fifteen business days from the date of the decision on your application to find out if there has been an appeal lodged.
4. This development must be substantially commenced (for land division, you must apply for certificates of approval) within 12 months of the date of this Notification unless this period has been extended by the Council or Development Assessment Commission.

AND

Any act or work approved or required by this Notification must be completed within 3 years of the date of Notification or a longer time as allowed by the Council or the Development Assessment Commission.

You will require a new approval before commencing or continuing the development if you are unable to satisfy these requirements.
5. **Any new building** or part thereof (except Class 1A and outbuildings) the subject of this approval/consent **must not be occupied until a Certificate of Occupancy has been issued** by Council or PBS Australia.

To facilitate the issue of the Certificate of Occupancy, the **owner must lodge with the Council or PBS Australia a Written Statement** from a suitably qualified person.

In order for an owner to obtain a Certificate of Occupancy, Council or PBS Australia, must obtain a Written Statement from a licensed builder, who was responsible for undertaking any part of the building work, or from a person who holds the appropriate qualifications as prescribed in Part 15 of the Development Regulations, et. Building Surveyor, Assistant Building Surveyor, Building Surveying Technician, Registered Architect, and Private Certifier, which the building work has been carried out in accordance with the approval. The statement must also include information to the effect that any connections made to any:
 - (a) public electricity source;
 - (b) public water supply;
 - (c) public sewer;
 - (d) septic tank effluent drainage system;
 - (e) public telecommunications system;
 - (f) other service or facility provided by a public authority or utilityhave been made in accordance with the requirements of the relevant authority or utility.

Where there is no licensed builder, notice to Council must be given, prior to the commencement of the work, of the name, address and telephone number of the person who is to provide the written statement.

The owner is to apply in writing for a Certificate of Occupancy.
6. Dwellings (Class 1A buildings) do not require a Certificate of Occupancy; however written statements are required to be lodged with the relevant authority. Owner builders may sign statements for work they are responsible for. If licensed builders (subcontractors) are engaged they are required to sign statements pertaining to the standard of work they have performed.

For any clarification of any above item, please contact our office on (08) 8374 2211

BUILDING RULES CONSENT CONDITIONS

- 1 The stormwater shall be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners or lie against any building or create unsanitary conditions.
- 2 The development shall be undertaken in accordance with the Council approved Development Plan Consent plans and conditions subject only to the variations specified in the Schedule 22A – Certificate of Consistency.

BUILDING RULES CONSENT NOTES

- 1 Notification by the owner must be given to the Council at the following stages:
 - one business day's notice of the intended commencement of building work on the site, and
 - one business days notice of the completion of the building work.

Council may have a requirement to be notified at other stages of construction. It is strongly recommended you read all documentation from Council to ensure you do not commit an offence under the Development Act 1993.
- 2 All members of the community have a general environmental duty under the Environment Protection Act. The Environment Protection Agency Code of Practice for the Building and Construction Industry provides benchmarks of best practice and contains certain mandatory provisions for preventing contaminants entering the stormwater system.
- 3 Where a domestic building work contract > \$12,000 is to be entered into with a builder or if the owner is a licensed builder, the owner must, pursuant to Regulation 21 of the Development Regulations 1993, ensure that a Certificate of Indemnity Insurance is lodged with **Professional Building Services Australia** on or before three business day's of the commencement of the building work.
- 4 This Consent does not, and shall not, be constructed to signify Professional Building Services Australia's approval of any building or structure which is, or may be subject to the provisions of the Electricity Trust of South Australia's Regulations controlling building or development within prescribed distances of overhead power supply lines, or alternatively, underground power supply lines. For further information contact the Electricity Trust of South Australia.
- 5 The building owner who proposes to carry out any excavation or filling of a nature prescribed in Regulation 75 of the Development Regulations 1993 shall serve upon the adjoining owner a notice of his intention to perform that work as required by Section 60 of the Development Act. That is any work close to or on a boundary and likely to affect any adjoining land or building.

DECISION NOTIFICATION FORM



For Development Application:

Dated: 02.05.13

Registered: 03.05.13

TO **RIVERGUM HOMES PTY LTD**
PO BOX 191
TORRENSVILLE PLAZA
TORRENSVILLE SA 5031

Application No: **455/351/13**

Assessment: **A22229**

LOCATION OF

PROPOSED DEVELOPMENT: **LOT: 31 NO: 15 EKERS COURT MOUNT COMPASS**

NATURE OF

PROPOSED DEVELOPMENT: **DWELLING - DETACHED TWO STOREY**

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT	DATE	NO OF CONDITIONS
Development Plan Consent	Approved	21/05/2013	9
Land Division	Not Applicable		
Land Division (Community Title)	Not Applicable		
Building Rules Consent	Approved	17/06/2013	0
Other	Not Applicable		
DEVELOPMENT APPROVAL	Approved	26/06/2013	9

NOTE: No work can commence on this development unless a **DEVELOPMENT APPROVAL** has been obtained. (i.e. consent granted by date for a Development Approval in the shaded box)

Details of the building classification and the approved number of occupants under the Building Code are attached.

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet/s.

SIGNED: _____


Andrew Sladden
Authorised Officer

Date: **26/06/2013**

NOTES FOR APPLICANT

1. You may have the right of appeal if this Decision Notification is:

- * A refusal; or
- * A consent or approval with conditions

Your appeal must be lodged with the Environment, Resources and Development Court, together with the designated fee, within two months of you receiving notice of the decision.

A copy of your receipted appeal notice must be also served on the authority which issued the Decision Notification Form within the same two month period.

Please contact the Environment, Resources and Development Court if you wish to appeal.
Ph. (08) 8204 0300

2. If your application was the subject of third party representations, any consent or approval, whether subject to conditions or not, shall not operate until the determination of any appeal. A representor has 15 business days from the date of the Decision Notification to lodge an appeal. Please contact the Environment, Resources and Development Court to see if an appeal has been lodged.

3. If this is a Development Approval:

- * the development approval must be substantially commenced;
- * for land division, you must apply to the Development Assessment Commission for a certificate.

within 12 months of the date of this Decision Notification (or alternatively the date of the determination of any appeal) unless this period has been extended by the relevant authority.

And

Any act or work authorised or required by this Decision Notification must be substantially or fully completed within 3 years of the date of this Notification or a longer time as allowed by the relevant authority.

You will require a fresh Development Approval before commencing or continuing the development if you are unable to satisfy these requirements.

DECISION NOTIFICATION - CONDITIONS OF APPROVAL

APPLICANT NAME: RIVERGUM HOMES PTY LTD

CONDITIONS OF DEVELOPMENT PLAN CONSENT: - 9

1. The development here in approved shall be undertaken and maintained with the stamped approved plans, drawings, specifications and other documents submitted to the Council, except where varied by the following conditions.

Reason: To ensure the development is undertaken in accordance with the approved plans, drawings, specifications and other documents submitted.

2. The bushfire fighting water tank and internal access tracks as shown on the amended plans received by Council on.20 May 2013., shall comply with the requirements of the Ministers Code, Undertaking development in Bushfire Protection Areas - February 2009 (as amended October 2012) for Medium risk areas and shall be installed prior to occupation of the dwelling herein approved.

Reason: To ensure Compliance with the Ministers Code.

3. The external materials of the building shall be non-reflective (zincalume and certain colorbond colours, ie: 'surfmist' is considered highly reflective and not considered appropriate).

Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated.

4. All scarring or physical disturbances of the land surface during any excavation work shall be restricted to only that which is shown on the approved plan as required for building work and/or access purposes. All exposed faces around such scarred areas and spoil shall be screened with trees and shrubs and covered with suitable ground cover to the reasonable satisfaction of Council.

Reason: To ensure that excavations and filled land is stable and will not result in any adverse impact on adjoining properties.

5. Where cut and/or fill in excess of 300mm is required as a result of the proposed development, retaining walls or other suitable soil retention devices shall be employed.

Reason: To ensure that excavations and filled land is stable and will not result in any adverse impact on adjoining properties.

6. All car parking areas, driveways and vehicle manoeuvring areas shown on the approved plans shall conform to Australian Standards and be constructed, drained in accordance with sound engineering practice and be of a porous and permeable nature to the reasonable satisfaction of Council, and car parking bays shall be permanently delineated prior to the occupation or use of the development herein approved to the reasonable satisfaction of Council.

Reason: To ensure that the proposed development meets the requirements of the relevant Australian Standards.

7. No part of the approved dwelling, inclusive of fill, shall be higher than eight (8) metres as measured from ground level to the top of the building.

Reason: To maintain the character and amenity of the locality.

8. All storm water drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or, in the opinion of Council, detrimentally affect structures on this site or any adjoining land.

Reason: To ensure storm water is disposed of in a controlled manner.

9. External lighting and security lighting shall be directed in such a manner so as to not, in the opinion of Council, create unreasonable overspill onto any adjoining property or roadway which may create a nuisance to any neighbour or road user.

Reason: To ensure that floodlighting does not cause nuisance or danger to adjoining occupiers or road users thereby reducing the amenity of the locality and/or making road use unsafe.

NOTES:

A wall retaining a difference in ground levels of more than 1 metre requires Development Approval.

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

Encumbrances, although not administered by Council, may apply to your property. You are therefore advised to check for Encumbrances on your Certificate of Title prior to commencing work.

The applicant is advised to contact the individual service providers regarding the location of street lighting, electricity supply and storm water drainage pits. It is the responsibility of the applicant/owner to ensure that the location of the vehicle crossover and driveway does not conflict with the services. Should the need arise to relocate any infrastructure or services all costs and charges associated with the works shall be at the applicant/owners expense.

Building Site Management

Upon granting of Development Approval, any person undertaking the development shall be required to conform to the following guidelines.

Construction Hours: That construction shall take place between 7am and 7pm Monday to Saturday and between 9am and 6pm on Sundays and public holidays. All such work shall be undertaken in such a manner so as not to cause any nuisance or annoyance to any of the occupiers of buildings within the locality.

Dust Emissions: That dust emissions from the site shall be controlled by a dust suppressant or by watering regularly.

Waste Receptacle: That the builder shall at all times provide and maintain a waste receptacle on the site for the storage of builder's waste. This receptacle shall be located on site for the duration of the construction period and be emptied as required.

Storm water Runoff: That all runoff and storm water from the subject site during the construction period must be either contained on site or directed through a temporary sediment trap, prior to discharge to the storm water system.

Hard Waste Litter Storage: That all hard building materials be stored in a manner that secures it on site during the construction works.

Site Security: That the site shall be secured at all times to prevent unauthorised access and that adjoining properties are secure at all times during the period of construction works where fences have been removed.

Public Realm: That any work in the public realm requiring street occupation or hoardings requires Council consent, which must be granted prior to the commencement of the construction works.

Damage to Council's Footpath/Kerbing/Road Pavement/Verge: Section 779 of the Local Government Act provides that where damage to Council footpath/kerbing/road pavement/verge occurs as a result of the construction, the owner/Applicant shall be responsible for the cost of Council repairing the damage.

For further information in relation to the above, please call either Council, the EPA or Safe Work SA.

The applicant /owner is advised that should a new crossover (access point) be constructed that approval will need to be obtained from Council's Engineering Department and that the construction of the crossover be constructed to Australian Standards at the owners expense. It is also noted that Council will not allow the removal of any street trees.

Any portion of Council's infrastructure damaged as a result of work undertaken must be repaired/reinstated to Council's satisfaction at the developer's expense.

Please contact the Planning Officer if you have any enquiries in relation to the above Conditions of Development Plan Consent.

CONDITIONS OF BUILDING RULES CONSENT: - 0

BUILDING CLASSIFICATION: 1A Dwelling
 10A Non-Habitable Building

For conditions of Building rules Consent please refer to the Private Certifiers Decision Notification Form – Building Rules Consent and any notes attached.

Please contact the **Private Certifier** if you have any enquiries in relation to the above Conditions of Development Building Consent.

**Please refer to attached “NOTES TO APPLICANT/OWNER”
for detail on “NOTIFICATION STAGES (INSPECTIONS)”**

**DEVELOPMENT ACT 1993
DECISION NOTIFICATION FORM**



Our Ref.: 13/0265
DA No.: 455/351/13
Rivergum Job No.: 22456

17 June, 2013

BUILDING RULES CONSENT

Rivergum Homes Pty Ltd
PO Box 191
TORRENSVILLE SA 5031

Location of proposed development:	Lot 31 Ekers Court, Mount Compass
--	--

Nature of proposed development:	Two storey dwelling including garage
--	---

In respect of this development you are informed that building rules consent has been granted on 17 June, 2013 and is subject to 1 alternative solution.

The building has been assigned the following classifications: 1a (Dwelling) & 10a (Garage).

The details granted building rules consent in respect of this development are listed below:-

- Architectural drawings numbered 22456 sheets 1-10 by Rivergum Homes.
- Site/level plan numbered C1210-073B Rev. B by Herriot Consulting Engineers.
- Standard HIA & Rivergum specification and schedule.
- Footing construction report numbered F1210-073 by Herriot Consulting Engineers.
- Timber framing design numbered 22456 by Philip Moorhouse.
- Roof truss design numbered 22456 by Direct Truss & Timber.
- TDA Guides to the installation of wall bracing, tie downs and roof trusses.

No work can commence on this site unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change of use of the land until you have also received notification of a Development Approval

A handwritten signature in black ink, appearing to read 'Troy Olds', written over a horizontal line.

TROY OLDS
Private Certifier (SA Reg. No.: 061)

DEVELOPMENT ACT, 1993
SECTION 42
BUILDING RULES CONSENT

17 June, 2013

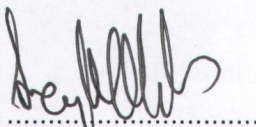
Our Ref.: 13/0265 Rivergum Job No.: 22456
DA No.: 455/351/13 Rivergum House Type: Orion Classic
Project Name: Two storey dwelling including garage
Project Address: Lot 31 Ekers Court, Mount Compass
Applicant: Rivergum Homes Pty Ltd
Name of Owner: George & Maria Garcia

Notes for building rules consent

1. An alternative solution for the energy efficiency requirements has been accepted by this office based on the verification method V2.6.2 using the FirstRate computer modelling program.
2. The applicant will be required to notify the adjoining owner of the intention to undertake building work as prescribed in Regulation 75 of the Development Regulations 2008, This notification must be at least 28 days before the building work is commenced.
3. Pursuant to Regulation 74 Development Regulations 2008 the applicant or builder proposing to undertake the development is advised of their obligation to give the Council 1 days' notice of the commencement and completion of the development and at the stages notified by council with the Development Approval. The notice of commencement shall include the names of the persons who will be signing the Statement of Compliance required by Regulation 83AB(8) of the Development Regulations 2008.
4. Pursuant to Regulation 83AB(8) of the Development Regulations 2008 a person must not occupy a new dwelling or addition to a new dwelling unless it has been completed in accordance with the development approval and a written Statement Of Compliance for dwelling or addition has been provided to the relevant authority by:
 - the licensed building work contractor who has carried out the relevant work, or who was in charge of carrying out the relevant work, to which the statement relates; or
 - if there is no such licensed work contractor, - a registered building work supervisor or private certifier.
5. The plumbing of the rainwater tank to the dwelling is to comply with the Waterworks Act 1932 and the Waterworks Regulations 1996.
6. The footing design does not take into consideration the effect of adjacent trees.
7. The owners should be made aware of the general requirements for maintenance of the footings and site management set out in appendix B of AS2870 Residential Slabs and Footings and the information available in the CSIRO pamphlet 10-91.

8. This report based on the building rules assessment only and does not suggest or infer compliance with any other legislation.
9. This site is located in a Bush Fire Prone Area, the building shall be constructed in accordance with the details required BAL 12.5 construction detailed in AS3959-2009 - Construction of Buildings in Bushfire Prone Areas and BCA Part 3.7.4 relevant for this category of bushfire attack.
10. The proposed method of disposal of the roof water or stormwater from this development must not result in the entry of water into any building or on to the land of any adjoining owner without their prior consent.
11. The methods of protection against termite attack listed in AS3660.1 - "Termite Management - New Building Work" rely on regular inspection and maintenance to remain effective. The construction of the building on or adjacent to a property boundary, another structure, tank, gas bottle, water heater or other equipment may impede the inspection process and reduce the effectiveness of the termite barrier.
12. A durable notice must be placed in a prominent location, such as the meter box or the like in accordance with Appendix A of AS3660.1.

Tecon Australia
Building Surveyors



TROY OLDS

17 June, 2013

Ref: 455/351/13
A22229

7 May 2013

**GEORGE GARCIA
6 CASHEL PLACE
MORPHETT VALE SA 5162**

Dear Sir/Madam,

**WASTE CONTROL SYSTEM APPLICATION
LOT: 31 EKERS COURT MOUNT COMPASS**

In reference to your application received on 3 May 2013 for approval to install a waste control system at the abovementioned site, you are advised that approval is granted subject to the following conditions:

1. The installation is to be carried out in accordance with:
 - (a) The plans and other documentation as submitted forming part of the approval and any notation thereon.
 - (b) All sanitary plumbing and drainage work associated with the connection of the sanitary fixtures to the waste control system be installed in accordance with the requirements of the Standard for the Construction, Installation and Operation of Septic Tank Systems in South Australia, National Plumbing and Drainage Code, AS3500-2, Sanitary Plumbing and Sanitary Drainage and any SAHC variation as prescribed by the Public and Environmental Health (Waste Control) Regulations and South Australian Water Corporation amendments.
 - (c) All work on the plumbing and drainage system is to be carried out by a competent person authorised pursuant to the Plumbers, Gasfitters and Electricians Act.
2. The use of the waste control system shall not vary from that indicated in this approval and that it be completed prior to use.
3. This approval must not be varied without obtaining further consent from the Council.
4. This approval is not transferable and shall become void if the waste control system is not completed within twenty four months from the date of approval.

REQUIREMENTS FOR INSPECTION

1. Persons undertaking the installation of this system are required to give Council at least one business days notice at the following stages:

- a) Underfloor plumbing completed (with work under water test)
- b) Drainage system completed, but not backfilled (drains to be under water test)
- c) Final inspection on completion of the whole system prior to occupation.

Should clarification be required on any of the above provisions, please contact me on the above telephone number.

Where a connection to a common waste disposal scheme is applicable, it is assumed the applicant has identified the correct location and depth of the connection point and this approval is based on the accuracy of this information.

Approved by:



ANGELA SORGER

Environmental Health Officer, operating under delegated authority under the Public and Environmental Health (Waste Control) Regulations for and on behalf of the Alexandrina Council.

cc for info:
AVANTI ENVIRONMENTAL HEALTH SERVICES
4 PROSPERITY WAY
SALISBURY PLAIN SA 5109

Alexandrina Council

Swimming Pool Safety



Requirements on Sale of Property

Pools approved, constructed or installed before 1 st July 1993:

Safety barriers must be brought into line with the requirements of Ministerial Building Standard – MBS 004 - Swimming Pool Safety – designated safety features for pools built before 1 July 1993

Pools approved, constructed or installed from 1 st July 1993 to the present:

Safety barriers must comply with the rules in place when the pool was approved.

- From 1 st July 1993 to 1 st December 2010 child resistant doorsets were permitted doors opening into a pool enclosure were required to be self-closing and self-latching with the latch at least 1500mm above the floor windows opening into a pool enclosure were required to be protected by a security screen or the opening width restricted to a maximum of 100mm
- From 2 nd December 2010 child resistant door sets were not permitted a fence was required between any doorway from the house and the pool windows opening into a pool enclosure were required to be protected by a security screen or the opening width restricted to a maximum of 100mm

Safety Fence Inspections

If you have a property for sale that has a swimming pool, it is your responsibility to ensure the pool safety barrier is compliant with Ministerial Building Standard-MBS 004 and the legislation at the time of approval. It is recommended that you should have the pool safety barrier checked by a consultant specializing in pool fencing well before the property transfer is settled. This will allow time to upgrade anything that is deficient or not complying before the settlement date.

Please Note: Alexandrina Council does not undertake such inspections.

For further details log onto the State Government website:

<https://www.sa.gov.au/topics/housing/owning-a-property/keeping-your-property-safe/pool-and-spa-safety>

or contact the Building Team of Council on (08) 8555 7000

Data Extract for Section 7 search purposes

Valuation ID 4535492601

Data Extract Date: 06/01/2026

Important Information

This Data Extract contains information that has been input into the Development Application Processing (DAP) system by either the applicant or relevant authority for the development for which approval was sought under the Planning, Development and Infrastructure Act 2016. The Department for Housing and Urban Development does not make any guarantees as to the completeness, reliability or accuracy of the information contained within this Data Extract and councils should verify or confirm the accuracy of the information in the Data Extract in meeting their obligations under the Land and Business (Sale and Conveyancing) Act 1994.

Parcel ID: D79935 AL31

Certificate Title: CT6028/771

Property Address: 15 ETERS CT MOUNT COMPASS SA 5210

Zones

Neighbourhood (N)

Subzones

No

Zoning overlays

Overlays

Affordable Housing

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

Hazards (Bushfire - Medium Risk) (Medium)

The Hazards (Bushfire - Medium Risk) Overlay seeks to ensure development responds to the medium level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency service vehicles.

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.

Murray-Darling Basin

The Murray-Darling Basin Overlay seeks to ensure sustainable water use in the Murray-Darling Basin area.

Native Vegetation

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

Prescribed Water Resources Area

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

River Murray Tributaries Protection Area

The River Murray Tributaries Protection Area Overlay seeks to ensure sustainable water use and conservation of riverine environments within the River Murray Tributaries Area.

Signif Retirement Facility Supported Accom Sites

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

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.

Water Protection Area

The Water Protection Area Overlay seeks to safeguard South Australia's public water supplies by protecting regionally and locally significant surface and underground water resources from pollution.

Is the land situated in a State Heritage Place/Area

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 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 (the Code) to be a significant tree or trees on the land? (Note: there may be regulated and/or significant trees on the land that are not listed in the Code - see below).

No

Under the Planning, Development and Infrastructure Act 2016 (the Act), a tree may be declared as a significant tree in the Code, or it may be declared as a significant or regulated tree by the Planning, Development and Infrastructure (General) Regulations 2017. Under the Act, protections exist for trees declared to be significant and/or regulated trees. Further information regarding protected trees can be found on the PlanSA website:

<https://plan.sa.gov.au/>

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/>

Associated Development Authorisation Information

A Development Application cannot be enacted unless the Development Authorisation for Development Approval has been granted.

No

Land Management Agreement (LMA)

No

Property Interest Report

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

Title Reference	CT 6028/771	Reference No. 2743285
Registered Proprietors	G & M*GARCIA	Prepared 05/01/2026 15:45
Address of Property	15 ETERS COURT, MOUNT COMPASS, SA 5210	
Local Govt. Authority	ALEXANDRINA COUNCIL	
Local Govt. Address	PO BOX 21 GOOLWA SA 5214	

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

Table of Particulars

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

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

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

1. General

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

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

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

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

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

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

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

17. *Land Acquisition Act 1969*

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

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

Act

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

19. *Land Tax Act 1936*

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

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

20. *Local Government Act 1934 (repealed)*

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

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

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

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

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

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

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

29.10 section 198(1) - Requirement to vest land in a council or the Crown to be held as open space

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

also

Contact the Local Government Authority for other details that might apply

29.11 section 198(2) - Agreement to vest land in a council or the Crown to be held as open space

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

29.14 section 214(6), 214(10) or 222 - Enforcement order

Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

Plant Health in PIRSA has no record of any notice or order affecting this title

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

31.1 Part 3 - Notice

Public Health in DHW has no record of any notice or direction affecting this title

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

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

also

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

also

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

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

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

34. *Water Industry Act 2012*

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

also

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

also

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

also

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

also

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

35. *Water Resources Act 1997 (repealed)*

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

36. *Other charges*

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

also

Contact the vendor for these details

also

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

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference: CT 6028/771
Status: CURRENT
Parent Title(s): CT 5970/678
Dealing(s) Creating Title: RTU 11097533
Title Issued: 30/01/2009
Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
02/09/2011	15/09/2011	11638916	ENCUMBRANCE	REGISTERED	LOTTAFUN PTY. LTD. (ACN: 007 844 644), SENTIER PTY. LTD. (ACN: 008 215 665)
02/09/2011	15/09/2011	11638915	TRANSFER	REGISTERED	GEORGE GARCIA, MARIA GARCIA
02/09/2011	15/09/2011	11638914	DISCHARGE OF ENCUMBRANCE	REGISTERED	11111981
30/01/2009	08/04/2009	11111981	ENCUMBRANCE	REGISTERED	LOTTAFUN PTY. LTD. (ACN: 007 844 644), SENTIER PTY. LTD. (ACN: 008 215 665)
30/01/2009	08/04/2009	11111980	TRANSFER	REGISTERED	VERA MAE HUGHES
30/01/2009	08/04/2009	11111979	DISCHARGE OF MORTGAGE	REGISTERED	10065938
10/09/2004	20/09/2004	10065938	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA

Certificate of Title

Title Reference CT 6028/771
Status CURRENT
Easement NO
Owner Number 0748022*
Address for Notices 15 ETERS CT MOUNT COMPASS, SA 5210
Area 1028m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

GEORGE GARCIA
MARIA GARCIA
OF 6 CASHEL PLACE MORPHETT VALE SA 5162
AS JOINT TENANTS

Description of Land

ALLOTMENT 31 DEPOSITED PLAN 79935
IN THE AREA NAMED MOUNT COMPASS
HUNDRED OF NANGKITA

Last Sale Details

Dealing Reference TRANSFER (T) 11638915
Dealing Date 01/09/2011
Sale Price \$160,000
Sale Type TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
ENCUMBRANCE	11638916	LOTTAFUN PTY. LTD. (ACN: 007 844 644) SENTIER PTY. LTD. (ACN: 008 215 665)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
4535492601	CURRENT	15 ETERS COURT, MOUNT COMPASS, SA 5210

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	4535492601
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/2009
Property Location	15 EKERS COURT, MOUNT COMPASS, SA 5210
Local Government	ALEXANDRINA
Owner Names	GEORGE GARCIA MARIA GARCIA
Owner Number	0748022*
Address for Notices	15 EKERS CT MOUNT COMPASS, SA 5210
Zone / Subzone	N - Neighbourhood
Water Available	Yes
Sewer Available	No
Land Use	1100 - House
Description	8HDGV BALC
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D79935 ALLOTMENT 31	CT 6028/771

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$230,000	\$880,000			
Previous	\$191,000	\$800,000			

Building Details

Valuation Number	4535492601
Building Style	Architectural
Year Built	2013
Building Condition	Very Good
Wall Construction	Cement Sheet; Weatherbrd; Log
Roof Construction	Galvanised Iron
Equivalent Main Area	256 sqm
Number of Main Rooms	8

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

Certificate of Title

Title Reference: CT 6028/771
Status: CURRENT
Edition: 3

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title



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: 2743285

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

DATE OF ISSUE

06/01/2026

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER

0748022*

OWNERSHIP NAME

G & M GARCIA

PROPERTY DESCRIPTION

15 ETERS CT / MOUNT COMPASS SA 5210 / LT 31 D79935

ASSESSMENT NUMBER

4535492601

TITLE REF.

(A "+" indicates multiple titles)

CT 6028/771

CAPITAL VALUE

\$880,000.00

AREA / FACTOR

R2
0.500

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2025-2026

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00
\$ 148.85
\$ 89.55
\$ 0.00
\$ -109.30
\$ 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

06/04/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7012976317</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
--	---	---

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

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2743285

DATE OF ISSUE

06/01/2026

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**OWNERSHIP NAME**

G & M GARCIA

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

15 EKKERS CT / MOUNT COMPASS SA 5210 / LT 31 D79935

ASSESSMENT NUMBER

4535492601

TITLE REF.

(A "+" indicates multiple titles)

CT 6028/771

TAXABLE SITE VALUE

\$230,000.00

AREA

0.1028 HA

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

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

Please Note:

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

ON OR BEFORE**06/04/2026**

See overleaf for further information

**Government of
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE**No payment is required on this Certificate**

OFFICIAL: Sensitive

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Biller Code: 456293 Ref: 7012976226 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small>	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Commissioner of State Taxation , along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

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

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

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

South Australian Water Corporation

Name:
G & M GARCIA

Water & Sewer Account
Acct. No.: 45 35492 60 1

Amount: _____

Address:
15 ETERS CT MOUNT COMPASS LT 31
D79935

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	4535492601



Bill code: 8888
Ref: 4535492601

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at bpay.com.au



Paying online

Pay online at www.sawater.com.au/paynow for a range of options. Have your account number and credit card details to hand.



Paying by phone

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.

SA Water account number: 4535492601



**Government of
South Australia**

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

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

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

MEMORANDUM OF ENCUMBRANCE

FORM APPROVED BY THE REGISTRAR-GENERAL

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

E 11638916



Single Copy Only


12:23 2-Sep-2011
3 of 3

Fees: \$140.00

Prefix
E
Series No.
3

BELOW THIS LINE FOR AGENT USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES
OF THE REAL PROPERTY ACT 1886



Solicitor/Registered Conveyancer/Encumbrancee
SM DAVIES

AGENT CODE

Lodged by: GRM V242

Correction to: Webber Davies Conveyancers Pty Ltd

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

1.
2.
3.
4.

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

1.
2.
3.
4.

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

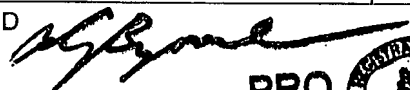
ITEM(S)	AGENT CODE

CORRECTION

PASSED

15 SEP 2011

REGISTERED

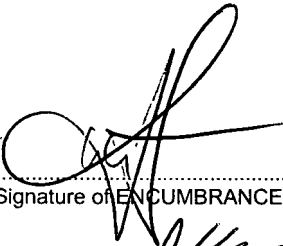


PRO REGISTRAR-GENERAL

IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCEE in accordance with the terms and conditions expressed *herein / in Memorandum No. _____ subject to such exclusions and amendments specified herein.

* Delete the inapplicable

DATED 2nd September 2011



Signature of ENCUMBRANCER

Signature of WITNESS - Signed in my presence by the ENCUMBRANCER who is either personally known to me or has satisfied me as to his or her identity. A penalty of up to \$2000 or 6 months imprisonment applies for improper witnessing.

KATHRYN
JANE LISOWIEC

Print Full name of Witness (BLOCK LETTERS)

136 WHITE CRESCENT

SEACOMBE GARDENS 5047

Address of Witness

Business Hours Telephone No - 08 8207 3657



Signature of ENCUMBRANCER

Signature of WITNESS - Signed in my presence by the ENCUMBRANCER who is either personally known to me or has satisfied me as to his or her identity. A penalty of up to \$2000 or 6 months imprisonment applies for improper witnessing.

JANE KATHRYN LISOWIEC

Print Full name of Witness (BLOCK LETTERS)

136 WHITE CRESCENT

SEACOMBE GARDENS 5047

Address of Witness

Business Hours Telephone No - 08 8207 3657

MEMORANDUM OF ENCUMBRANCE

916

CERTIFICATE(S) OF TITLE BEING ENCUMBERED

The whole of the land comprised in Certificate of Title Register Book Volume 6028 Folio 771

ESTATE AND INTEREST

Estate in Fee Simple

ENCUMBRANCES

Nil

ENCUMBRANCER (Full name and address)

GEORGE GARCIA and MARIA GARCIA both of 6 Cashel Place Morphett Vale SA 5162

ENCUMBRANCEE (Full name, address and mode of holding)

LOTTAFUN PTY. LTD. ACN 007 844 644 of 1 undivided 2nd part of PO Box 229 Aldinga SA 5173
and SENTIER PTY. LTD. ACN 008 215 665 of 1 undivided 2nd part of PO Box 164 McLaren Vale
SA 5171

OPERATIVE CLAUSE

THE ENCUMBRANCER ENCUMBERS THE ESTATE AND INTEREST IN THE
LAND ABOVE DESCRIBED FOR THE BENEFIT OF THE ENCUMBRANCEE
SUBJECT TO THE ENCUMBRANCES AND OTHER INTERESTS AS SHOWN
HEREON WITH AN ANNUITY OR RENT CHARGE OF

(a) Insert the amount of the annuity or rent charge

(a)

Ten Cents (10c)

(b) State the term of the annuity or rent charge.
If for life use the words "during his or her lifetime"

(b)

TO BE PAID TO THE ENCUMBRANCEE

for Nine Hundred and Ninety Nine (999) Years from
the date of this Encumbrance

(c) State the times appointed for payment of the annuity
or rent charge. Any special covenants may be inserted
in the following panel.

(c)

AT THE TIMES AND IN THE MANNER FOLLOWING

The Encumbrancer shall pay to the Encumbrancee the annuity (if demanded by the Encumbrancee) on the 1st day of January in each and every year commencing on the 1st day of January next after the date of this Memorandum of Encumbrance provided that the Encumbrancee shall not demand payment of the annuity, if and so long as the Encumbrancer shall duly perform and observe all of the covenants and other stipulations hereinafter contained (and the burden of proving such performance and observance shall lie on the Encumbrancer) but none of the foregoing provisions for or in respect of the payment of the annuity shall in any way affect or prejudice the rights of the Encumbrancee to an injunction to prevent or restrain any breach of the covenants and other stipulations hereinafter contained or to damages for any such breach and the Encumbrancer for themselves and their respective heirs, executors, administrators, assigns and successors in title **DOES HEREBY COVENANT** with the Encumbrancee :-

IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCEE as follows:

1. That the land subject to the burden of this Memorandum of Encumbrance is the encumbered land.
2. The Encumbrancer must adhere to any development guidelines issued by the Encumbrancee from time to time relating to carrying out any development on the land.
3. That as regards the construction or erection of any improvements on the encumbered land the Encumbrancer shall not :-
 - (a) use second hand or used materials in the construction of any dwelling house or domestic outbuildings;
 - (b) the Encumbrancer shall not use or permit the said land or any part thereof to be used for any purpose other than a private residence;
 - (c) erect or suffer to be erected or to remain thereon a transportable dwelling house, nor any caravan, tent or other temporary dwelling;
 - (d) Unless otherwise approved by the Encumbrancee the Encumbrancer will not erect or cause or permit to be erected on the said land any building scheme which does not provide accommodation for at least one vehicle either in the form of a carport under main roof of the building or other suitable freestanding car accommodation having a roof line substantially similar in style and of the same roofing materials as that of the principal dwelling.
 - (e) The Encumbrancer shall not further subdivide the said land or any part thereof or create any additional allotments from it;
 - (f) It is covenanted agreed and declared between the Encumbrancer and the Encumbrancee that the Encumbrancer will within 12 calendar months after the completion of the erection of a private residence upon the said land prepare and develop in the form of landscaping and thereafter maintain the said land between the front alignment of the said private residence and the kerb alignment or pedestrian walkway fronting or bordering the said land in good order and condition;
 - (g) That without the approval in writing of the Encumbrancee no fences or walls shall be constructed along any part of the boundary of the said land which is forward of the front of the main dwelling EXCEPT where the land is a corner allotment, in which case the fence on the rear boundary may extend the full length of such rear boundary;
 - (h) Erect or suffer to be erected any fence on the said land less than 1800mm in height and shall be in the colour "Terrace" (formerly known as "Marino") on both sides and if the said land shall adjoin a reserve, allotments 24, 25 and 48 ARC garden fencing materials 1800mm in height and of a black colour or its equivalent shall also be acceptable;
 - (i) The Encumbrancer shall not make any claim against the Encumbrancee for the cost of or contribution toward the cost of erecting a fence between the encumbered land and land owned by the Encumbrancee;
4. That the Encumbrancee may from time to time in its absolute discretion modify waive or release any of the covenants and other stipulations herein contained or implied.

5. The rights and obligations of the Encumbrancee will cease 12 months after the Encumbrancee ceases to be the registered proprietor of any of the residential building allotments created in Deposited Plan No.79935.
6. That the Encumbrancer and their successors in title shall be successively released and discharged from the payment of the annuity and observance and performance of the covenants and other stipulations herein contained and implied forthwith upon ceasing to be registered as the proprietor of the encumbered land to the intent that the said annuity and covenants and other stipulations shall be binding only upon the registered proprietor for the time being of the encumbered land provided that nothing in this clause shall be construed so as to release any Encumbrancer from any obligation or liability in respect of any breach of any covenant or other stipulation herein contained which occurred or arose prior to him ceasing to be the registered proprietor of the encumbered land.
7. That any notice or demand to be served or made or given upon the Encumbrancer by the Encumbrancee hereunder shall be deemed to be duly served or made or given if the same be served personally upon the Encumbrancer or left at the last known or usual place of abode of the Encumbrancer or enclosed in any envelope addressed to the Encumbrancer at the Encumbrancer's last known address and posted at any Post Office in the State or if the Encumbrancer is a body corporate served personally at its registered office in the State or enclosed in an envelope addressed to the Encumbrancer at the registered office of the Encumbrancer in the State and posted at any Post Office in the State and any such demand or notice shall take effect and be deemed to have been duly served or given upon the same day that it was so served, left, or posted.
8. AND subject as aforesaid the Encumbrancee shall be entitled to all the powers and remedies given to an Encumbrancee by the Real Property Act 1886 as amended from time to time.
9. That the interpretation of this Memorandum of Encumbrance where the context admits and (where applicable) notwithstanding any previous more limited meaning :-
 - (a) 'the Encumbrancer' shall include the persons named on the first page of this Memorandum of Encumbrance as the Encumbrancer and their respective heirs, executors, administrators, assigns and all successors in title to each and every part of allotment 31 in DP79935 being whole of the land comprised in Certificate of Title Register Book Volume 6028 Folio 771 ;
 - (b) 'the Encumbrancee' shall include the persons or company named on the first page of this Memorandum of Encumbrance as the Encumbrancee and their respective heirs, executors, administrators, and assigns.
 - (c) 'the encumbered land' means the land comprised in allotment 31 in DP79935 being whole of the land comprised in Certificate of Title Register Book Volume 6028 Folio 771.

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