

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 5044 Folio 53

Parent Title(s) CT 3737/22
Creating Dealing(s) CONVERTED TITLE
Title Issued 12/09/1991 Edition 6 Edition Issued 22/02/2010

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

DENIS ALEXANDRE FERNAND DE POERCK
SHARON LESLIE CAMPBELL
OF LOT 100 GREEN VALLEY ROAD NORTON SUMMIT SA 5136
AS JOINT TENANTS

Description of Land

UNIT 1 STRATA PLAN 294
IN THE AREA NAMED CHRISTIES BEACH
HUNDRED OF NOARLUNGA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
11343787	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

Notations

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

Property Interest Report

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

Title Reference	CT 5044/53	Reference No. 2758742
Registered Proprietors	D A*DE POERCK & ANR	Prepared 25/02/2026 15:47
Address of Property	Unit 1, 62 WITTON ROAD, CHRISTIES BEACH, SA 5165	
Local Govt. Authority	CITY OF ONKAPARINGA	
Local Govt. Address	PO BOX 1 NOARLUNGA CENTRE SA 5168	

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

Table of Particulars

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

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

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 |
|-----|--|---|

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 |
|-----|---------------------------------|---|

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 |
|------|---|---|

18. *Landscape South Australia Act 2019*

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|-------|---|---|
| 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)**

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

21. **Local Government Act 1999**

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

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

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

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

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

24. **Mining Act 1971**

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

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

25. *Native Vegetation Act 1991*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

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

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997 (repealed)*

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

36. **Other charges**

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

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference CT 5044/53
Status CURRENT
Easement NO
Owner Number 15250723
Address for Notices 32 CHITUNGA RD EDEN HILLS, SA 5050
Area NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

DENIS ALEXANDRE FERNAND DE POERCK
SHARON LESLIE CAMPBELL
OF LOT 100 GREEN VALLEY ROAD NORTON SUMMIT SA 5136
AS JOINT TENANTS

Description of Land

UNIT 1 STRATA PLAN 294
IN THE AREA NAMED CHRISTIES BEACH
HUNDRED OF NOARLUNGA

Last Sale Details

Dealing Reference TRANSFER (T) 11343786
Dealing Date 05/01/2010
Sale Price \$295,000
Sale Type TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	11343787	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
8617792067	CURRENT	Unit 1, 62 WITTON ROAD, CHRISTIES BEACH, SA 5165

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	8617792067
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/1971
Property Location	Unit 1, 62 WITTON ROAD, CHRISTIES BEACH, SA 5165
Local Government	ONKAPARINGA
Owner Names	DENIS ALEXANDRE FERNAND DE POERCK SHARON LESLIE CAMPBELL
Owner Number	15250723
Address for Notices	32 CHITUNGA RD EDEN HILLS, SA 5050
Zone / Subzone	HDN - Housing Diversity Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	4H/UNIT CP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S294 UNIT 1	CT 5044/53

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$200,000	\$400,000			

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	\$142,000	\$355,000			

Building Details

Valuation Number	8617792067
Building Style	Conventional
Year Built	1970
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	68 sqm
Number of Main Rooms	4

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

Certificate of Title

Title Reference: CT 5044/53
Status: CURRENT
Parent Title(s): CT 3737/22
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 12/09/1991
Edition: 6

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
15/02/2010	22/02/2010	11343787	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
15/02/2010	22/02/2010	11343786	TRANSFER	REGISTERED	DENIS ALEXANDRE FERNAND DE POERCK, SHARON LESLIE CAMPBELL
15/02/2010	22/02/2010	11343785	DISCHARGE OF MORTGAGE	REGISTERED	10992495
01/07/2008	15/07/2008	10992495	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
01/07/2008	15/07/2008	10992494	TRANSFER	REGISTERED	DAVID JAMES SPEIRS
01/07/2008	15/07/2008	10992491	DISCHARGE OF MORTGAGE	REGISTERED	9526923 9647352
29/07/2003	08/08/2003	9647352	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
14/02/2003	21/02/2003	9526923	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
14/02/2003	21/02/2003	9526922	TRANSFER	REGISTERED	STEPHEN KENNETH HUMPHREY, JULIE MAY HUMPHREY
14/02/2003	21/02/2003	9526921	DISCHARGE OF MORTGAGE	REGISTERED	9079857
12/04/2001	02/05/2001	9079857	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION
12/04/2001	02/05/2001	9079856	TRANSFER	REGISTERED	MALCOLM RONALD SCHILDER, FAYE JOY SCHILDER

Certificate of Title

Title Reference: CT 5044/53
Status: CURRENT
Edition: 6

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

IMPORTANT INFORMATION REGARDING SEARCHES

Form 1 Adelaide
187E Main Rd
BLACKWOOD SA 5051

Attention Conveyancers

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

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

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

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

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

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

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

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

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

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

Yours sincerely

City Of Onkaparinga

Telephone (08) 8384 0666

Certificate No: S71172/2026

Property Information And Particulars

In response to an enquiry pursuant to Section 7 of the

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

TO: Form 1 Adelaide
187E Main Rd
BLACKWOOD SA 5051

DETAILS OF PROPERTY REFERRED TO:

ASSESSMENT NO	:	44250
VALUER GENERAL NO	:	8617792067
VALUATION	:	\$400,000.00
OWNER	:	Mr Denis Alexandre Fernand De Poerck & Ms Sharon Leslie Campbell
PROPERTY ADDRESS	:	1/62 Witton Road CHRISTIES BEACH SA 5165
VOLUME/FOLIO	:	CT-5044/53
LOT/PLAN NUMBER	:	Unit 1 SP 294
WARD	:	02 Mid Coast Ward

Listed hereafter are the *MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES* in alphabetical order of *SCHEDULE 2*, Division 1 to which Council must respond according to *TABLE 1* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

In addition, Building Indemnity Insurance details are given, if applicable, pursuant to *SCHEDULE 2*, Division 2 to which Council must respond according to *TABLE 2* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

The information provided indicates whether any prescribed encumbrances exist on the land, which has been placed/imposed by, or is for the benefit of Council.

All of the prescribed encumbrances listed herein are answered solely in respect to a statutory function or registered interest of the Council, and do not infer any response to an enquiry on behalf of other persons or authorities.

Where a prescribed encumbrance requires a dual response, as described by *TABLE 1*, of *SCHEDULE 2*, of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT, 1994*, the enquirer should also refer a like enquiry to the Department for Transport Energy and Infrastructure.

Pursuant to the provisions of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALES AND CONVEYANCING) ACT, 1994*, Council hereby provides the following information in response to your enquiries:

INFORMATION NOTE

CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

The information provided in this note is additional to, and not in substitution of, any information provided in response to your request for statutory search information. The response to your request, provided with this note, does not reference changes to planning policy affecting all South Australian Councils.

Development Act 1993 (repealed)

Section 42

Condition (that continues to apply) of a development authorisation YES

Application Number	145/623/2009
Description	Replacement carport for three units on Witton Road
Decision	Approved
Decision Date	30 March 2009

Development Plan Consent Conditions

1. All development shall be completed in accordance with the plan(s) and documents submitted with and forming part of the development application except where varied by the following condition(s).
2. All stormwater drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or in the opinion of Council detrimentally affect structures on this site or any adjoining land.
3. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
 - prevent silt run-off from the land to adjoining properties, roads and drains
 - control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land
 - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site
 - ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure
 - ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.
4. The structure shall not be enclosed nor have the walls clad at any time without the prior approval of Council.

Building Rules Consent Conditions

1. The structure shall be constructed in accordance with the manufacturers certified design for the relevant wind speed, and shall be securely braced and tied down to the footings.
2. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a Council approved storm water drainage system.
3. No part of the structure shall encroach beyond the surveyed boundary.

Planning Act 1982 (repealed)

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

Building Act 1971 (repealed)

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

Planning and Development Act 1966 (repealed)

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

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code

Zones

Housing Diversity Neighbourhood (HDN)

Subzones

Zoning overlays

Overlays

NO

Affordable Housing

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

Future Local Road Widening

The Future Local Road Widening Overlay seeks to ensure development will not compromise efficient delivery of future road widening requirements.

Hazards (Bushfire - Urban Interface) (Urban Interface)

The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

Hazards (Flooding - Evidence Required)

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

Native Vegetation

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Signif Retirement Facility Supported Accom Sites

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

Urban Tree Canopy

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

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

NO

Is the land designated as a Local Heritage Place?

NO

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

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

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

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

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

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

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

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

Section 127

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

Part 2—Items to be included if land affected

Development Act 1993 (repealed)

Section 50(1)

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

Section 50(2)

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

Section 55

Order to remove or perform work NO

Section 56

Notice to complete development NO

Section 57

Land management agreement NO

Section 69

Emergency order NO

Section 71 (only)

Fire safety notice NO

Section 84

Enforcement notice NO

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

Enforcement Order NO

Part 11 Division 2

Proceedings NO

Fire and Emergency Services Act 2005

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

Notice NO

Section 56 (repealed)

Notice issued NO

Food Act 2001

Section 44

Improvement notice *issued against the land* NO

Section 46
Prohibition order NO

Housing Improvement Act 1940 (repealed)

Section 23
Declaration that house is undesirable or unfit for human habitation NO

Land Acquisition Act 1969

Section 10
Notice of intention to acquire NO

Local Government Act 1934 (repealed)

Notice, order, declaration, charge, claim or demand given or made under the Act NO

Local Government Act 1999

Notice, order, declaration, charge, claim or demand given or made under the Act NO

Refer to separate attachment for Rates and Charges

Local Nuisance and Litter Control Act 2016

Section 30
Nuisance or litter abatement notice *issued against the land* NO

Planning, Development and Infrastructure Act 2016

Section 139
Notice of proposed work and notice may require access NO

Section 140
Notice requesting access NO

Section 141
Order to remove or perform work NO

Section 142
Notice to complete development NO

Section 155
Emergency order NO

Section 157
Fire safety notice NO

Section 192 or 193
Land Management Agreements NO

Section 198(1)
Requirement to vest land in a council or the Crown to be held as open space NO

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

Public and Environmental Health Act 1987 (repealed)

<i>Part 3</i> Notice	NO
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked</i> Part 2 – Condition (that continues to apply) of an approval	NO
<i>Public and Environmental Health (Waste Control) Regulations 2010 revoked</i> Regulation 19 - Maintenance order (that has not been complied with)	NO

South Australian Public Health Act 2011

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

Particulars of building indemnity insurance

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

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

Note –

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

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

It should be noted that –

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

General

Easement

NO

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

Are you aware of any encroachment on the Council easement?

NO

Lease, agreement for lease, tenancy agreement or licence

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

NO

Caveat

NO

Other

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

NO

PLEASE NOTE:

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

This statement is made the 26 February 2026

Emma Moyle
Coordinator Development Support
AUTHORISED OFFICER

For your information:

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

Penalties and interest, property charges, payments or dishonoured payments can impact account balances daily.

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

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

Please Note: The above 90 day extension is applicable only to Section 187 certificates. Section 7 certificates still remain valid for a 30 day period only.

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

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

How to advise us of change of ownership?

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

If you are using e-conveyancing to affect a sale, please only issue advice to us if the mail service address is different to what was lodged via the transfer at the LTO. We update ownership details including the mailing address in accordance with the advice provided by the Valuer General. We have amended this change to align with SA Water practices and to provide an improved customer experience overall.

If lodging in person at the LTO – Please send the change of ownership advice to us via mail@onkaparinga.sa.gov.au.

Electronic settlement of funds is still preferred.

LOCAL GOVERNMENT RATES SEARCH

TO: Form 1 Adelaide
187E Main Rd
BLACKWOOD SA 5051

26 February 2026

DETAILS OF PROPERTY REFERRED TO:

Property ID : 42361
 Valuer General No : 8617792067
 Valuation : \$400,000.00
 Owner : Mr Denis Alexandre Fernand De Poerck & Ms Sharon
 Leslie Campbell
 Property Address : 1/62 Witton Road CHRISTIES BEACH SA 5165
 Volume/Folio : CT-5044/53
 Lot/Plan No : Unit 1 SP 294
 Ward : 02 Mid Coast Ward

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

Opening balance (as of 30 Jun 2025) including rates, fines and interest, block clearing charges and legal fees \$0.00

Postponed Amount in Arrears \$0.00

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

Total Rates Levied 2025-2026 \$1,473.29

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

Fines and interest charged in the current financial year (2% fine when rates first become overdue and interest applied per month thereafter at LGA-prescribed rate) \$0.00

Postponed Interest \$0.00

Less paid current financial year -\$1,105.29

Overpayment \$0.00

Legal Fees (current) \$0.00

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

Balance - rates and other monies due and payable \$368.00

Property Related Debts \$0.00

BPAY Biller Code: 421503

TOTAL BALANCE

\$368.00

Ref: 1272590423611

AUTHORISED OFFICER
Kate Vonow

This statement is made the 26 February 2026

STATEMENT PURSUANT TO SECTION 41 OF THE STRATA TITLES ACT 1988

Date of Statement: 27/ 2 / 20

Unit in respect of which the Statement is issued: Unit/Lot in Strata Plan No. 294 at Unit 1, 62 Whitton Road, Christies Beach SA 5165

Person requesting certificate:

Name: FORM 1 Adelaide

Address: PO Box 544 Blackwood

The Strata corporation certifies the following with respect to the Unit being the subject of this Statement:

1. Administrative fund – contributions payable by regular periodic instalments or lump sum

Total amount last determined with respect to the lot

Amount Period
\$ 150 2/12/25 to 2/1/26

Number of instalments payable (if contributions payable by instalments)

Amount of each instalment, period to which instalment relates and date due

Amount	Period	Date due
\$ 150	2/1/26 to 3/2/26	28/2/26
\$ 150	3/2/26 to 4/3/26	31/3/26
\$ 150	4/3/26 to 4/4/26	30/4/26
\$ 150	4/4/26 to 4/5/26	31/5/26

\$150/month

Amount owing

\$ —

Interest due on unpaid levies

\$ —

\$ —

Amount in credit for prepaid levies

2. Sinking fund – contributions payable by regular periodic instalments or lump sum (section 76(1) of the Act)

Total amount last determined with respect to the lot

Amount Period
\$ 2090¹⁷ 1/2/25 to 31/1/25

(see 3.)

Number of instalments payable (if contributions payable by instalments)

Amount of each instalment, period to which instalment relates and date due

Amount	Period	Date due
\$	/ / to / /	/ /
\$	/ / to / /	/ /
\$	/ / to / /	/ /
\$	/ / to / /	/ /

Amount owing

\$ —

Interest due on unpaid levies

\$ —

Amount in credit for prepaid levies

\$ —

3. Special contributions

\$2090 DECEMBER 2025 (PAID)

4. Particulars of Assets and Liabilities of the Corporation

A copy of the Balance Sheet at the date of this Statement is attached.

5. Particulars of any Expenditure

(a) Incurred by the Corporation

Please refer to Annual General Meeting - EXTERIOR PAINTING

(b) Resolved to be incurred to which the unit holder must, or is likely to be required to, contribute

NOT YET RESOLVED, BUT EXTERIOR BLINDS TO BE REPLACED

6. Insurance policies

Particulars of all insurance policies taken out by the strata corporation.

Policy No. AP2061120181 Name of Insurance Co.: AP, A

Type: Strata Broker: ✓

2020
≈ \$5000 ÷ 3
= \$1633

Premium: \$2480.12 Paid on: 6/11/25 Policy start date: 10/11/25 Next due: 10/11/26

Cover	Sum insured	Excess
Building	\$904,300	\$600
Public Liability	\$2,000,000	\$
Voluntary Workers	\$ —	\$
Fidelity Guarantee	\$ —	\$
Office Bearers Liability	\$ —	\$
Govt. Audit Costs	\$ —	\$
Lot Owners' Fixtures & Improvements	\$	\$
Loss of Rent	\$10,000	\$ (max. 14 wks rent.)
Common Area Contents	\$ —	\$
Appeal Expenses	\$ —	\$
Legal Defence Expenses	\$ —	\$
Excess		\$

7. Documents Supplied

- (i) Minutes of general meetings of the corporation and meetings of the management committee for the last two years
- (ii) Statement of Accounts of the corporation last prepared by the corporation
- (iii) The Articles for the time being in force
- (iv) The current policies of insurance taken out by the corporation

8. Water – Owner

The information provided is accurate as at the date of this Statement and is not intended to be relied upon by any party other than the person who requested this Statement under Section 41 of the Act.

NOTE:

An inspection of the accounting records, minute books of the corporation and any other prescribed documentary material may be arranged by application to the Agent at the address listed below:

This Statement was prepared on behalf of Strata / Community Corporation Inc by

NEIL TOPPERWIEN
Full Name:

(Signature)
on behalf of

Strata/Community Corporation No. Incorporated



GPO Box 756 Melbourne VIC 3001
CustomerService@apia.com.au

Landlord Insurance Renewal

Policy Details

Policy Number	APL061120181
Policy Type	Property
Period of Insurance	10 November 2025 to 11:59pm 10 November 2026
Due Date	10 November 2025
Total Amount Payable	\$2,480.12



Strata Plan 0294
PO Box 189
Port Noarlunga SA 5167

045-00831-4

IMPORTANT: A new Product Disclosure Statement (PDS) applies to your policy on renewal and is enclosed for you. There are new and changed benefits, features, terms, conditions and exclusions. Please read the PDS for full details.

For more information about the new PDS please visit www.apia.com.au/pds-update

Issue Date: 30 September 2025

Dear Strata Plan 0294,

We are pleased to invite you to renew your **Landlord Insurance Policy** for a further 12 months. Your current policy expires at 11:59pm on 10 November 2025.

Your renewal documents are enclosed. It is important to read the information on the following pages carefully. Some policy details such as your excess and sum insured may have changed.

Please pay the total amount payable by the due date to ensure that you remain covered. Our payment options are listed below. Upon payment, this document becomes your Certificate.

If you have any questions or need to make any changes to the details shown in the Certificate, please call us on 13 50 50.

Thank you and we look forward to being of further assistance in the future.

For more information on choosing insurance and to better understand insurance visit the Australian Government website: www.moneysmart.gov.au

Yours sincerely,

The Apia Team

Why your premium may change

We appreciate that any increase in premiums can be tough. Your premium might change this year, even if your circumstances haven't. There can be many reasons for this like the claims we experience, improved data, and changes to business costs. Your premium may also change if discounts you received last year no longer apply. Please see premium comparison for further information.

For more information please visit www.apia.com.au/premiums



We offer a discount if you hold 2 or more eligible Apia general insurance policies (including home, contents, motor). Please call 13 50 50 if you believe you are eligible.



2/4AP1CSHNL1221829FWE-831/S-4393/1-8765/4

*Paid
6/11/25*

N310652078311

Payment Slip

Policy Number: APL061120181
Payment Reference Number: 061120181
Due Date: 10 November 2025
Total Amount Payable: **\$2,480.12**



Biller Code: 5132
Ref: 061120181

Telephone & Internet Banking - BPAY

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



Direct Debit

Call 13 50 50 to arrange payment by instalments.



In Person
At any Post Office



*823 APL061120181 10112025



Internet

To pay by VISA, Mastercard or American Express visit apia.com.au



Phone

To pay via credit card call 13 50 50 VISA, Mastercard, American Express



Mail

Send this payment slip with your cheque made payable to Apia, GPO Box 756, Melbourne 3001. Reference APL061120181



Landlord Insurance Certificate

APL061120181

Issue Date: 30 September 2025

Insured: Strata Plan 0294

We have reviewed your Property sums insured for various factors including inflationary trends. Please consider whether your cover is sufficient for you.

If any of the information in this Certificate is incorrect or has changed, please visit our website at www.apia.com.au to manage your policy online or contact us on **13 50 50**.

Type of Cover: Property Insurance

Insured Address

Witton Rd, Christies Beach SA 5165

Property Sum Insured

\$904,300

Period of Insurance

10 November 2025 until 11:59pm 10 November 2026

Legal Liability Limit

\$20 million

What You Have Told Us

This document sets out the information that we have relied on to decide if we can insure you and on what terms. We may give you a copy of the information you have previously told us. If any of this information has changed, or is incorrect, please contact us.

You have told us the following about the insured address:

- It is a semi detached duplex, triplex or quadplex
- It is a property with a rental agreement
- The weekly rent is \$250
- It is NOT used for business activity
- It is NOT Heritage or National Trust listed
- **Please advise if there is a mortgage on this property**



274AP1CSRNL1221829PR/E-831/S-4394/I-8787/4





Account Number 06 5000 10638113

Statement Period 1 Apr 2023 - 30 Jun 2023

Closing Balance \$1,638.97 CR

Enquiries 13 1998
 (24 hours a day, 7 days a week)



045

STRATA MANAGER
 PO BOX 189
 PORT NOARLUNGA SA 5167

Business Transaction Account

If this account has an attached overdraft limit or facility which is secured over your primary place of residence or over a residential Investment property you should ensure that the property is insured in accordance with the terms and conditions of the mortgage. If you have any queries about your insurance cover you should contact your insurer. Information on property insurance can also be found on www.moneysmart.gov.au. Note, if this account has an attached overdraft limit or facility and we send you a statement every 4 or 6 months, we will update your statement preference to every 3 months as part of changes made to the new Banking Code of Practice from 1 July 2019.

Name: STRATA GROUP 294

Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

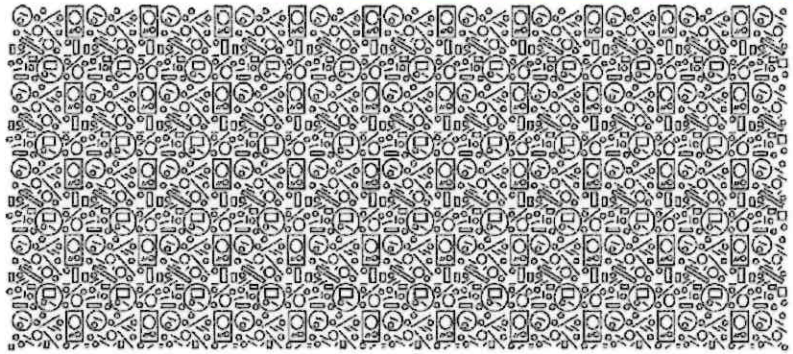
The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app).

Date	Transaction	Debit	Credit	Balance
01 Apr	2023 OPENING BALANCE			\$1,543.97 CR
02 Apr	Fast Transfer From Campbell - De Po CREDIT TO ACCOUNT unit 1		100.00	\$1,643.97 CR
06 Apr	Transfer To southern lawn and la CommBank App 62 Witton lawns, oleande...	565.00		\$1,078.97 CR
22 Apr	Transfer To southern lawn and la CommBank App 62 Witton, lawn, spray	120.00		\$958.97 CR
28 Apr	Transfer In Ce Ball BALL		100.00	\$1,058.97 CR
30 Apr	Transfer from NEIL TOPPERWIEN NetBank Business account		100.00	\$1,158.97 CR
02 May	Fast Transfer From Campbell - De Po CREDIT TO ACCOUNT unit 1		100.00	\$1,258.97 CR
29 May	Transfer In Ce Ball BALL		100.00	\$1,358.97 CR
31 May	Transfer from NEIL TOPPERWIEN NetBank Business account		100.00	\$1,458.97 CR



Account Number

06 5000 10638113



Date	Transaction	Debit	Credit	Balance
02 Jun	Fast Transfer From Campbell - De Po CREDIT TO ACCOUNT unit 1		100.00	\$1,558.97 CR
14 Jun	Transfer To southern lawn and la CommBank App lawn 62 Witton	60.00		\$1,498.97 CR
22 Jun	Transfer To southern lawn and la CommBank App lawn 62 Witton June 23	60.00		\$1,438.97 CR
28 Jun	Transfer In Ce Ball BALL		100.00	\$1,538.97 CR
30 Jun	Transfer from NEIL TOPPERWIEN NetBank Business account		100.00	\$1,638.97 CR
30 Jun	2023 CLOSING BALANCE			\$1,638.97 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$1,543.97 CR		\$805.00		\$900.00		\$1,638.97 CR

Transaction Summary during 1st March 2023 to 31st May 2023

Transaction Type	01 Mar to 31 Mar	01 Apr to 30 Apr	01 May to 31 May	Free	Chargeable	Unit Price	Fee Charged
Staff assisted withdrawals	0	0	0	0	0	\$3.00	\$0.00
Cheques written	0	0	0	0	0	\$3.00	\$0.00
Cheque deposit	0	0	0	0	0	\$3.00	\$0.00
Over the counter deposit	0	0	0	0	0	\$3.00	\$0.00
Quick deposits	0	0	0	0	0	\$3.00	\$0.00
Cheq deposit in quick deposit box	0	0	0	0	0	\$3.00	\$0.00
Total	0	0	0	0	0		\$0.00
Account Fee						\$0.00	\$0.00
Paper Statement Fee						\$2.50	\$0.00



STRATA GROUP 294
 2 BEATRICE ST
 PORT NOARLUNGA SA Australia 5167

27 February 2026

Dear STRATA GROUP 294,

Here's your account information and a list of transactions from 27/02/24-25/02/26.

Account name STRATA GROUP 294
BSB 065000
Account number 10638113
Account type Business Trans Acct
Date opened 21/05/2003

Date	Transaction details	Amount	Balance
28 Feb 2024	Transfer In Ce Ball BALL	\$100.00	\$446.00
29 Feb 2024	Transfer from NEIL TOPPERWIEN NetBank Business account	\$100.00	\$546.00
02 Mar 2024	Fast Transfer From Shon and Denis CREDIT TO ACCOUNT unit 1	\$100.00	\$646.00
28 Mar 2024	Transfer In Ce Ball BALL	\$100.00	\$746.00
31 Mar 2024	Transfer from NEIL TOPPERWIEN NetBank Business account	\$100.00	\$846.00
02 Apr 2024	Fast Transfer From Shon and Denis CREDIT TO ACCOUNT unit 1	\$100.00	\$946.00
07 Apr 2024	Transfer To southern lawn and la CommBank App mar apr lawn 62 Witton	-\$130.00	\$816.00
11 Apr 2024	Transfer To southern lawn and la CommBank App gutters Witton Rd	-\$285.00	\$531.00
29 Apr 2024	Transfer In Ce Ball BALL	\$100.00	\$631.00
30 Apr 2024	Transfer from NEIL TOPPERWIEN NetBank Business account	\$100.00	\$731.00
02 May 2024	Fast Transfer From Shon and Denis CREDIT TO ACCOUNT unit 1	\$100.00	\$831.00

Date	Transaction details	Amount	Balance
28 May 2024	Transfer In Ce Ball BALL	\$100.00	\$931.00
28 May 2024	Transfer To southern lawn and la CommBank App lawns oleanders x2 May24	-\$890.00	\$41.00
29 May 2024	Transfer from CommBank app	\$40.00	\$81.00
31 May 2024	Transfer from NEIL TOPPERWIEN NetBank Business account	\$100.00	\$181.00
01 Jun 2024	Transfer to xx1260 CommBank app mistake 29 May	-\$40.00	\$141.00
02 Jun 2024	Fast Transfer From Shon and Denis CREDIT TO ACCOUNT unit 1	\$130.00	\$271.00
28 Jun 2024	Transfer In Ce Ball BALL	\$130.00	\$401.00
30 Jun 2024	Transfer from NEIL TOPPERWIEN NetBank Business account	\$100.00	\$501.00
01 Jul 2024	Transfer from CommBank app nt june24	\$30.00	\$531.00
02 Jul 2024	Fast Transfer From Shon and Denis CREDIT TO ACCOUNT unit 1	\$130.00	\$661.00
29 Jul 2024	Transfer In Ce Ball BALL	\$130.00	\$791.00
31 Jul 2024	Transfer from NEIL TOPPERWIEN NetBank Strata fees	\$130.00	\$921.00
02 Aug 2024	Fast Transfer From Shon and Denis CREDIT TO ACCOUNT unit 1	\$130.00	\$1,051.00
12 Aug 2024	Transfer To southern lawn and la CommBank App lawn weeds Witton rd	-\$140.00	\$911.00
28 Aug 2024	Transfer In Ce Ball BALL	\$130.00	\$1,041.00
31 Aug 2024	Transfer from NEIL TOPPERWIEN NetBank Strata fees	\$130.00	\$1,171.00
02 Sep 2024	Fast Transfer From Shon and Denis CREDIT TO ACCOUNT unit 1	\$130.00	\$1,301.00
30 Sep 2024	Transfer In Ce Ball BALL	\$130.00	\$1,431.00

Date	Transaction details	Amount	Balance
30 Sep 2024	Transfer from NEIL TOPPERWIEN NetBank Strata fees	\$130.00	\$1,561.00
02 Oct 2024	Fast Transfer From Shon and Denis CREDIT TO ACCOUNT unit 1	\$130.00	\$1,691.00
02 Oct 2024	Transfer To southern lawn and la CommBank App lawn weeds Witton rd	-\$160.00	\$1,531.00
28 Oct 2024	Transfer In Ce Ball BALL	\$130.00	\$1,661.00
31 Oct 2024	Transfer from NEIL TOPPERWIEN NetBank Strata fees	\$130.00	\$1,791.00
02 Nov 2024	Fast Transfer From Shon and Denis CREDIT TO ACCOUNT unit 1	\$130.00	\$1,921.00
04 Nov 2024	APIA CommBank app BPAY 5132 061120181 WittonRd insurance	-\$1,908.70	\$12.30
28 Nov 2024	Transfer In Ce Ball BALL	\$130.00	\$142.30
30 Nov 2024	Transfer from NEIL TOPPERWIEN NetBank Strata fees	\$130.00	\$272.30
02 Dec 2024	Fast Transfer From Shon and Denis CREDIT TO ACCOUNT unit 1	\$130.00	\$402.30
30 Dec 2024	Transfer In Ce Ball BALL	\$130.00	\$532.30
31 Dec 2024	Transfer from NEIL TOPPERWIEN NetBank Strata fees	\$130.00	\$662.30
28 Jan 2025	Transfer In Ce Ball BALL	\$130.00	\$792.30
31 Jan 2025	Transfer from NEIL TOPPERWIEN NetBank Strata fees	\$130.00	\$922.30
12 Feb 2025	Transfer to xx2527 CommBank app	-\$258.50	\$663.80
26 Feb 2025	Direct Credit 141000 Denis and Shon unit 1	\$130.00	\$793.80
26 Feb 2025	Direct Credit 141000 Denis and Shon option 1	\$130.00	\$923.80
28 Feb 2025	Transfer In Ce Ball BALL	\$130.00	\$1,053.80

Date	Transaction details	Amount	Balance
28 Feb 2025	Transfer from NEIL TOPPERWIEN NetBank Strata fees	\$130.00	\$1,183.80
02 Mar 2025	Fast Transfer From Denis and Shon CREDIT TO ACCOUNT unit 1	\$130.00	\$1,313.80
28 Mar 2025	Transfer In Ce Ball BALL	\$130.00	\$1,443.80
31 Mar 2025	Transfer from NEIL TOPPERWIEN NetBank Strata fees	\$130.00	\$1,573.80
02 Apr 2025	Fast Transfer From Denis and Shon CREDIT TO ACCOUNT unit 1	\$130.00	\$1,703.80
28 Apr 2025	Transfer In Ce Ball BALL	\$130.00	\$1,833.80
30 Apr 2025	Transfer from NEIL TOPPERWIEN NetBank Strata fees	\$130.00	\$1,963.80
02 May 2025	Fast Transfer From Denis and Shon CREDIT TO ACCOUNT unit 1	\$130.00	\$2,093.80
14 May 2025	Transfer To southern lawn and la CommBank App Witton lawns oleanders ...	-\$807.25	\$1,286.55
28 May 2025	Transfer In Ce Ball BALL	\$130.00	\$1,416.55
31 May 2025	Transfer from NEIL TOPPERWIEN NetBank Strata fees	\$130.00	\$1,546.55
02 Jun 2025	Fast Transfer From Denis and Shon CREDIT TO ACCOUNT unit 1	\$130.00	\$1,676.55
30 Jun 2025	Transfer In Ce Ball BALL	\$130.00	\$1,806.55
30 Jun 2025	Transfer from NEIL TOPPERWIEN NetBank Strata fees	\$130.00	\$1,936.55
02 Jul 2025	Fast Transfer From Denis and Shon CREDIT TO ACCOUNT unit 1	\$130.00	\$2,066.55
28 Jul 2025	Transfer In Ce Ball BALL	\$130.00	\$2,196.55
31 Jul 2025	Transfer from NEIL TOPPERWIEN NetBank Strata fees	\$130.00	\$2,326.55

Date	Transaction details	Amount	Balance
02 Aug 2025	Fast Transfer From Denis and Shon CREDIT TO ACCOUNT unit 1	\$130.00	\$2,456.55
28 Aug 2025	Transfer In Ce Ball BALL	\$130.00	\$2,586.55
31 Aug 2025	Transfer from NEIL TOPPERWIEN NetBank Strata fees	\$130.00	\$2,716.55
02 Sep 2025	Fast Transfer From Denis and Shon CREDIT TO ACCOUNT unit 1	\$130.00	\$2,846.55
19 Sep 2025	Transfer to xx2527 CommBank app cballshedkeytoNT	-\$24.00	\$2,822.55
19 Sep 2025	Transfer To southern lawn and la CommBank App lawnweedprune 62 Witton	-\$730.00	\$2,092.55
25 Sep 2025	Transfer To Hot Water Plumbing CommBank App drains 62 Witton Rd #56504	-\$313.50	\$1,779.05
29 Sep 2025	Transfer In Ce Ball BALL	\$130.00	\$1,909.05
30 Sep 2025	Transfer from NEIL TOPPERWIEN NetBank Strata fees	\$130.00	\$2,039.05
02 Oct 2025	Fast Transfer From Denis and Shon CREDIT TO ACCOUNT unit 1	\$130.00	\$2,169.05
08 Oct 2025	Transfer To southern lawn and la CommBank App lawns weeds Witton Oct25	-\$190.00	\$1,979.05
28 Oct 2025	Transfer In Ce Ball BALL	\$130.00	\$2,109.05
31 Oct 2025	Transfer from NEIL TOPPERWIEN NetBank Strata fees	\$150.00	\$2,259.05
02 Nov 2025	Fast Transfer From Denis and Shon CREDIT TO ACCOUNT unit 1	\$130.00	\$2,389.05
03 Nov 2025	Direct Credit 141000 Denis and Shon balance for Novemb	\$20.00	\$2,409.05
06 Nov 2025	Apia Insurance CommBank app BPAY 5132 061120181 insurance Nov25	-\$2,480.12	-\$71.07
17 Nov 2025	Transfer from CommBank app cc Nov 25	\$4,000.00	\$3,928.93
17 Nov 2025	Transfer to xx2527 CommBank app mistake	-\$4,000.00	-\$71.07

Date	Transaction details	Amount	Balance
28 Nov 2025	Transfer In Ce Ball BALL	\$130.00	\$58.93
30 Nov 2025	Transfer from NEIL TOPPERWIEN NetBank Strata fees	\$150.00	\$208.93
01 Dec 2025	Debit Excess Interest	-\$0.77	\$208.16
02 Dec 2025	Fast Transfer From Denis and Shon CREDIT TO ACCOUNT unit 1	\$150.00	\$358.16
14 Dec 2025	Fast Transfer From MR DENIS ALEXANDRE DE Denis Shon contribution to painting	\$2,090.00	\$2,448.16
14 Dec 2025	Transfer from CommBank app N painting	\$2,090.00	\$4,538.16
17 Dec 2025	DEPOSIT CASH \$2260.00 CHEQUE \$0.00 Branch COLONNADES NOARLUNGA 999 christine ball	\$2,260.00	\$6,798.16
29 Dec 2025	Transfer In Ce Ball BALL	\$130.00	\$6,928.16
31 Dec 2025	Transfer from NEIL TOPPERWIEN NetBank Strata fees	\$150.00	\$7,078.16
01 Jan 2026	Transaction Fee	-\$5.00	\$7,073.16
02 Jan 2026	Fast Transfer From Denis and Shon CREDIT TO ACCOUNT unit 1	\$150.00	\$7,223.16
28 Jan 2026	Transfer In Ce Ball BALL	\$130.00	\$7,353.16
31 Jan 2026	Transfer from NEIL TOPPERWIEN NetBank Strata fees	\$150.00	\$7,503.16
01 Feb 2026	Transfer To shearer painting CommBank App painting 62 Witton Rd	-\$6,270.00	\$1,233.16
23 Feb 2026	Transfer To southern lawn and la CommBank App lawn 62 Witton Rd	-\$240.00	\$993.16
23 Feb 2026	Transfer to xx7095 CommBank app PO Box 23feb26	-\$165.00	\$828.16

Any pending transactions haven't been included in this list. Proceeds of cheques aren't available until cleared.

If you have questions or need more information, go to commbank.com.au/support.

Kind regards,

The CommBank Team.

Account Number 06 5000 10638113

Statement Period 1 Apr 2024 - 30 Jun 2024

Closing Balance \$501.00 CR

Enquiries 13 1998
 (24 hours a day, 7 days a week)



045

STRATA MANAGER
 PO BOX 189
 PORT NOARLUNGA SA 5167

Business Transaction Account

If this account has an attached overdraft limit or facility which is secured over your primary place of residence or over a residential investment property you should ensure that the property is insured in accordance with the terms and conditions of the mortgage. If you have any queries about your insurance cover you should contact your insurer. Information on property insurance can also be found on www.moneysmart.gov.au. Note, if this account has an attached overdraft limit or facility and we send you a statement every 4 or 6 months, we will update your statement preference to every 3 months as part of changes made to the new Banking Code of Practice from 1 July 2019.

Name: STRATA GROUP 294

Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app).

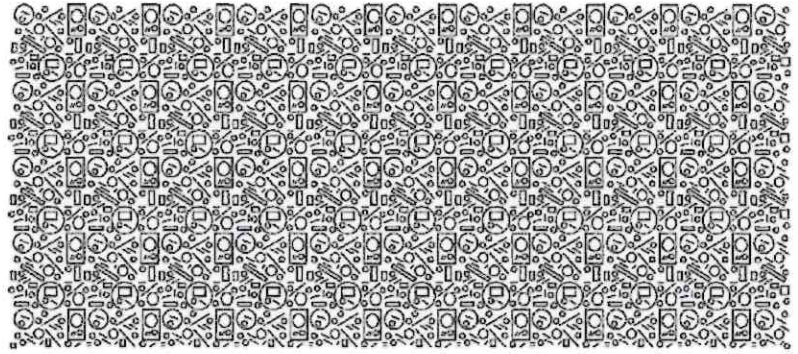
Date	Transaction	Debit	Credit	Balance
01 Apr	2024 OPENING BALANCE			\$846.00 CR
02 Apr	Fast Transfer From Shon and Denis CREDIT TO ACCOUNT unit 1		100.00	\$946.00 CR
07 Apr	Transfer To southern lawn and la CommBank App mar apr lawn 62 Witton	130.00		\$816.00 CR
11 Apr	Transfer To southern lawn and la CommBank App gutters Witton Rd	285.00		\$531.00 CR
29 Apr	Transfer In Ce Ball BALL		100.00	\$631.00 CR
30 Apr	Transfer from NEIL TOPPERWIEN NetBank Business account		100.00	\$731.00 CR
02 May	Fast Transfer From Shon and Denis CREDIT TO ACCOUNT unit 1		100.00	\$831.00 CR
28 May	Transfer In Ce Ball BALL		100.00	\$931.00 CR
28 May	Transfer To southern lawn and la CommBank App lawns oleanders x2 May24	890.00		\$41.00 CR
29 May	Transfer from CommBank app		40.00	\$81.00 CR



*# 2196.4950.1.3 ZZ258R3 0303 SL.R3.S111.D182.OV06.00.37

Account Number

06 5000 10638113



Date	Transaction	Debit	Credit	Balance
31 May	Transfer from NEIL TOPPERWIEN NetBank Business account		100.00	\$181.00 CR
01 Jun	Transfer to xx1260 CommBank app mistake 29 May	40.00		\$141.00 CR
02 Jun	Fast Transfer From Shon and Denis CREDIT TO ACCOUNT unit 1		130.00	\$271.00 CR
28 Jun	Transfer In Ce Ball BALL		130.00	\$401.00 CR
30 Jun	Transfer from NEIL TOPPERWIEN NetBank Business account		100.00	\$501.00 CR
30 Jun	2024 CLOSING BALANCE			\$501.00 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$846.00 CR		\$1,345.00		\$1,000.00		\$501.00 CR

Transaction Summary during 1st March 2024 to 31st May 2024

Transaction Type	01 Mar to 31 Mar	01 Apr to 30 Apr	01 May to 31 May	Free	Chargeable	Unit Price	Fee Charged
Staff assisted withdrawals	0	0	0	0	0	\$5.00	\$0.00
Cheques written	0	0	0	0	0	\$5.00	\$0.00
Cheque deposit	0	0	0	0	0	\$5.00	\$0.00
Over the counter deposit	0	0	0	0	0	\$5.00	\$0.00
Quick deposits	0	0	0	0	0	\$10.00	\$0.00
Cheq deposit in quick deposit box	0	0	0	0	0	\$5.00	\$0.00
Total	0	0	0	0	0		\$0.00
Account Fee						\$0.00	\$0.00
Paper Statement Fee						\$2.50	\$0.00



045

STRATA MANAGER
 PO BOX 189
 PORT NOARLUNGA SA 5167

Account Number 06 5000 10638113

Statement Period 1 Apr 2025 - 30 Jun 2025

Closing Balance \$1,936.55 CR

Enquiries 13 1998
 (24 hours a day, 7 days a week)

Business Transaction Account

If this account has an attached overdraft limit or facility which is secured over your primary place of residence or over a residential investment property you should ensure that the property is insured in accordance with the terms and conditions of the mortgage. If you have any queries about your insurance cover you should contact your insurer. Information on property insurance can also be found on www.moneysmart.gov.au. Note, if this account has an attached overdraft limit or facility and we send you a statement every 4 or 6 months, we will update your statement preference to every 3 months as part of changes made to the new Banking Code of Practice from 1 July 2019.

Name: STRATA GROUP 294

Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

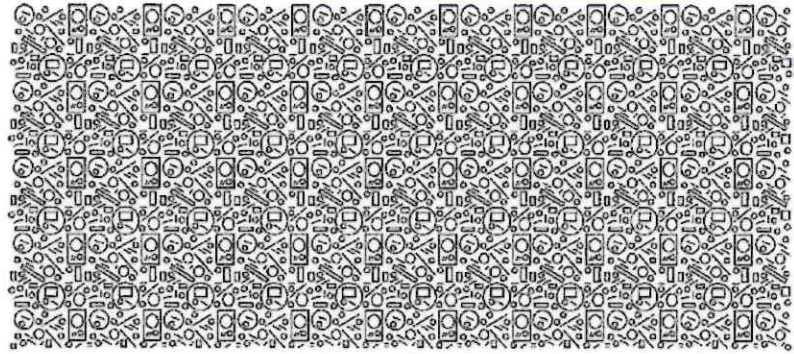
The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app).

Date	Transaction	Debit	Credit	Balance
01 Apr	2025 OPENING BALANCE			\$1,573.80 CR
02 Apr	Fast Transfer From Denis and Shon CREDIT TO ACCOUNT unit 1		130.00	\$1,703.80 CR
28 Apr	Transfer In Ce Ball BALL		130.00	\$1,833.80 CR
30 Apr	Transfer from NEIL TOPPERWIEN NetBank Strata fees		130.00	\$1,963.80 CR
02 May	Fast Transfer From Denis and Shon CREDIT TO ACCOUNT unit 1		130.00	\$2,093.80 CR
14 May	Transfer To southern lawn and la CommBank App Witton lawns oleanders ...	807.25		\$1,286.55 CR
28 May	Transfer In Ce Ball BALL		130.00	\$1,416.55 CR
31 May	Transfer from NEIL TOPPERWIEN NetBank Strata fees		130.00	\$1,546.55 CR
02 Jun	Fast Transfer From Denis and Shon CREDIT TO ACCOUNT unit 1		130.00	\$1,676.55 CR



Account Number

06 5000 10638113



Date	Transaction	Debit	Credit	Balance			
30 Jun	Transfer In Ce Ball BALL		130.00	\$1,806.55 CR			
30 Jun	Transfer from NEIL TOPPERWIEN NetBank Strata fees		130.00	\$1,936.55 CR			
30 Jun	2025 CLOSING BALANCE			\$1,936.55 CR			
	Opening balance	-	Total debits	+	Total credits	=	Closing balance
	\$1,573.80 CR		\$807.25		\$1,170.00		\$1,936.55 CR

Transaction Summary during 1st March 2025 to 31st May 2025

Transaction Type	01 Mar to 31 Mar	01 Apr to 30 Apr	01 May to 31 May	Free	Chargeable	Unit Price	Fee Charged
Staff assisted withdrawals	0	0	0	0	0	\$5.00	\$0.00
Cheques written	0	0	0	0	0	\$5.00	\$0.00
Cheque deposit	0	0	0	0	0	\$5.00	\$0.00
Over the counter deposit	0	0	0	0	0	\$5.00	\$0.00
Quick deposits	0	0	0	0	0	\$10.00	\$0.00
Cheq deposit in quick deposit box	0	0	0	0	0	\$5.00	\$0.00
Total	0	0	0	0	0		\$0.00
Account Fee						\$0.00	\$0.00
Paper Statement Fee						\$5.00	\$0.00

Important Information:

We try to get things right the first time – but if we don't, we'll do what we can to fix it.

You can fix most problems simply by contacting us.

Write to: CBA Group Customer Relations, Reply Paid 41, Sydney NSW 2001

Tell us online: commbank.com.au/support/compliments-and-complaints.html

Call: 1800 805 605 (free call)

You can also contact the Australian Financial Complaints Authority, AFCA, an independent external dispute resolution body approved by ASIC - time limits may apply, visit AFCA, afca.org.au, website for more information.

Write to: Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001

Email: info@afca.org.au

Call: 1800 931 678, free call Monday to Friday 9am– 5pm, AEST

2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Neil	31/1	28/2	31/3	30/4	31/5	30/6	30/6	31/8	30/9	31/10	30/11	31/12	1200
	100	100	100	100	100	100	100	100	100	100	100	100	
Chris	30/1	28/2	28/3	28/4	29/5	28/6	28/7	28/8	28/9	30/10	28/11	28/12	1200
	100	100	100	100	100	100	100	100	100	100	100	100	
D&S	11/1	2/2	2/3	2/4	2/5	2/6	2/7	2/8	2/9	2/10	2/11	2/12	1200
	100	100	100	100	100	100	100	100	100	100	100	100	

2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Neil	31/1	29/2	31/3	30/4	31/5	30/6	1/7 31/7	31/8	30/9	31/10	30/11	31/12	1410
	100	100	100	100	100	130	130	130	130	130	130	130	
Chris	29/1	28/2	28/3	29/4	28/5	30/6	29/7	28/8	30/9	28/10	28/11	30/12	1410
	100	100	100	100	100	130	130	130	130	130	130	130	
D&S		19/2	2/3	2/4	2/5	2/6	2/7	2/8	2/9	2/10	2/11	2/12	1410
		200	100	100	100	130	130	130	130	130	130	130	

2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Neil	31/1	28/2	31/3	30/4	31/5	30/6	31/7	31/8	30/9	31/10	30/11	31/12	1620
	130	130	130	130	130	130	130	130	130	150	150	150	
Chris	28/1	28/2	28/2	28/4	28/5	30/6	28/7	28/8	29/9	28/10	28/11	29/12	1560
	130	130	130	130	130	130	130	130	130	130	130	130	
D&S		26/2	2/3	2/4	2/5	2/6	2/7	2/8	2/9	2/10	3/11	2/12	1600
		130	130	130	130	130	130	130	130	130	130 20	150	

STRATA PLAN N°294 INCORPORATED

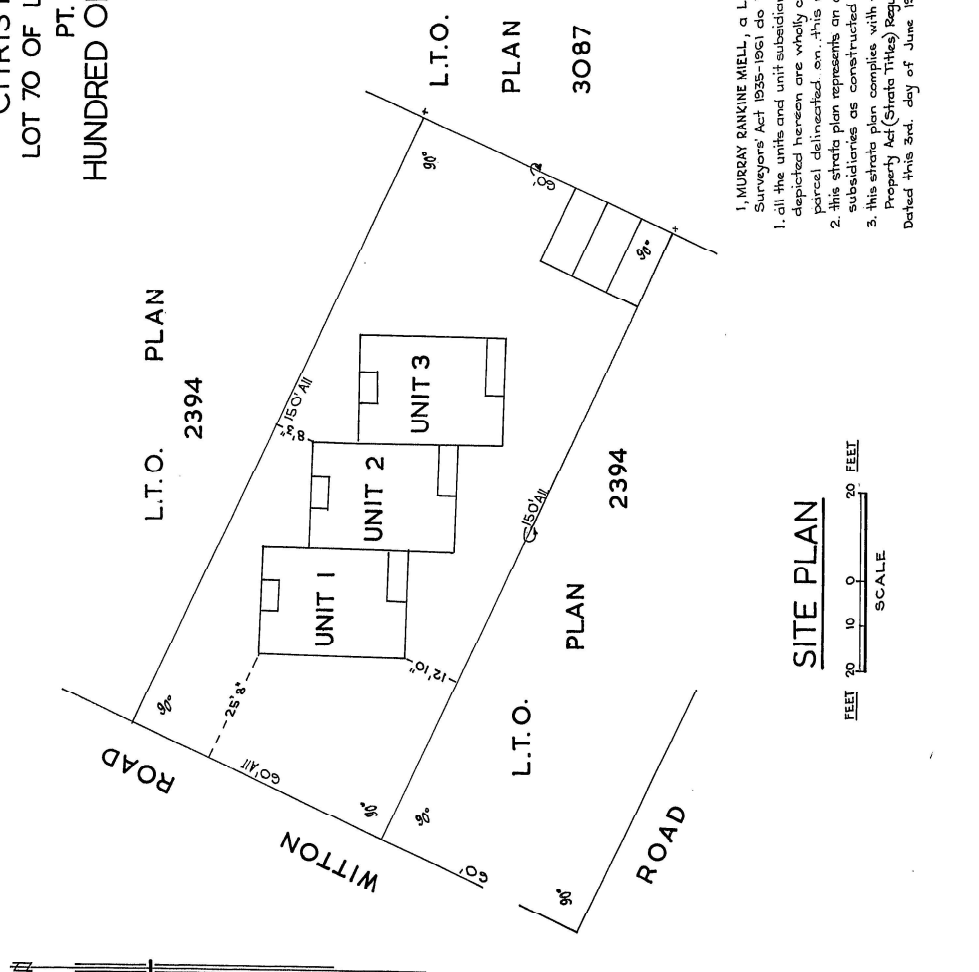
62 WITTON ROAD CHRISTIES BEACH 5165

STRATA PLAN 294

IN THE AREA NAMED
CHRISTIES BEACH
LOT 70 OF L.T.O. PLAN 2394
PT. SEC. 309
HUNDRED OF NOARLUNGA

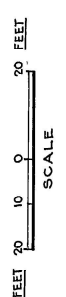
ACCEPTED AND REPORTED
M. Rankine Miell
CIVIL DRAFTER
Pro Registrar, General
23/11/97

C.T. REFERENCE VOL. 2772 FOL. 188



1. MURRAY RANKINE MIELL, a Licensed Surveyor within the meaning of the Surveyors' Act 1935-1961 do hereby certify that:
1. all the units and unit subsidiaries, and all buildings and other structures depicted hereon are wholly comprised within the boundaries of the parcel delineated on this strata plan.
2. this strata plan represents an accurate delineation of the units and unit subsidiaries as constructed or laid out on the parcel.
3. this strata plan complies with the requirements of Regulation 19 of the Real Property Act (Strata Titles) Regulations 1969.
Dated this 3rd day of June 1970.

SITE PLAN



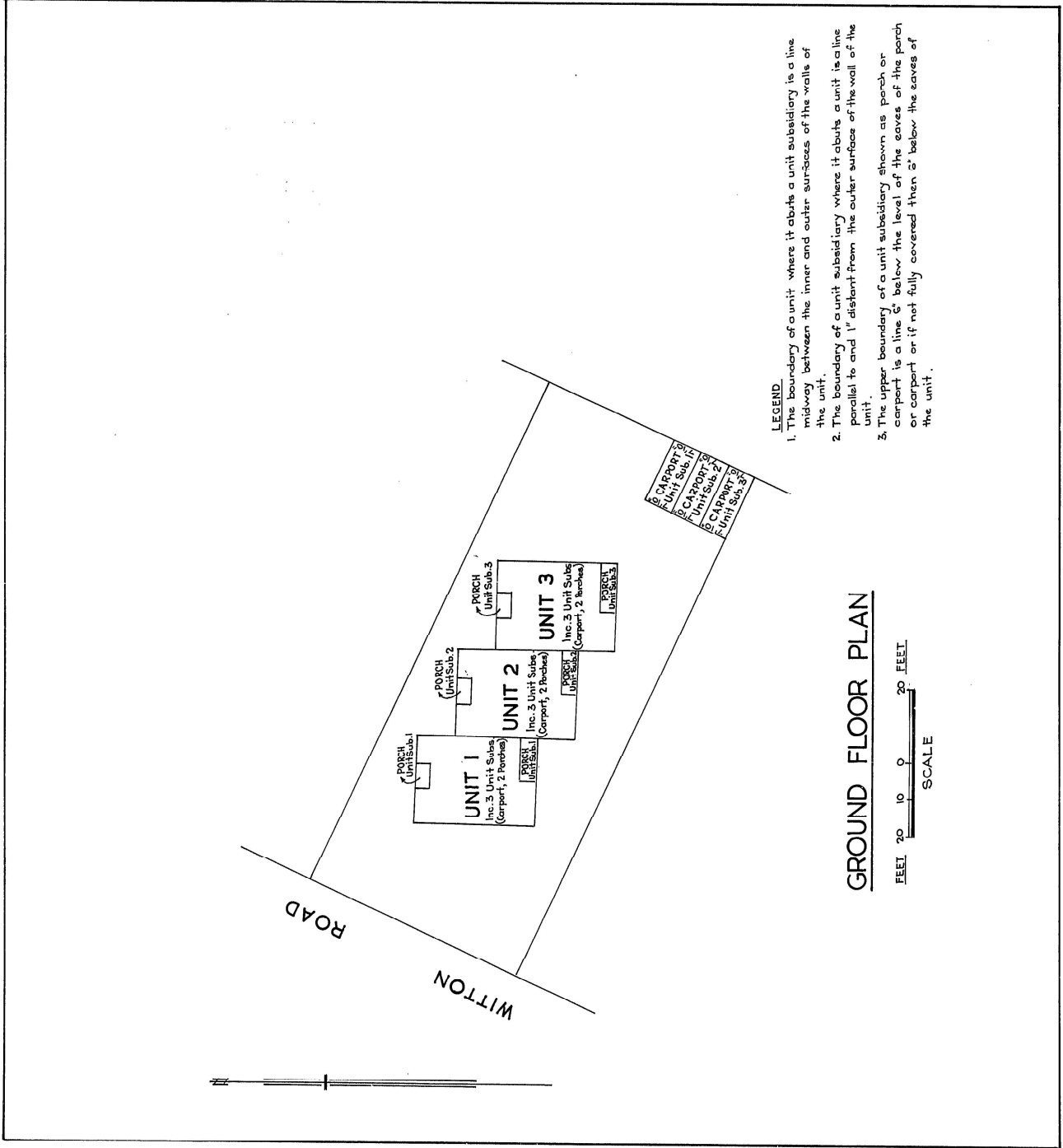
M. Rankine Miell
LICENSED SURVEYOR

STRATA PLAN

294

2ND OF 3 SHEETS

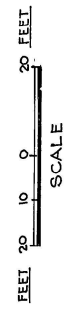
ACCEPTED AND DATED
[Signature]
 CHIEF REGISTRAR
 Pro Registrar - General
 23/11/1976



LEGEND

1. The boundary of a unit where it abuts a unit subsidiary is a line midway between the inner and outer surfaces of the walls of the unit.
2. The boundary of a unit subsidiary where it abuts a unit is a line parallel to and 1" distant from the outer surface of the wall of the unit.
3. The upper boundary of a unit subsidiary shown as porch or carport is a line 6" below the level of the eaves of the porch or carport or if not fully covered then 2" below the eaves of the unit.

GROUND FLOOR PLAN



STRATA PLAN

294

3RD of 3 SHEETS

ACCEPTED AND DEPOSITED
BR W. J. ...
 CHIEF CLERK
 Pro Registrar General
 23/11/1970

SCHEDULE OF UNIT ENTITLEMENT						
UNIT NO	UNIT ENTITLEMENT	CURRENT C's of T.		UNIT ENTITLEMENT	CURRENT C's of T.	
		VOLUME	FOLIO		VOLUME	FOLIO
1	333					
2	333					
3	334					
AGGREGATE				AGGREGATE		
AGGREGATE		1000		AUTHENTICATED <i>Vide</i> Application No 3151646 <i>R. H. Collins</i> Registrar General.		



Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
86 17792 06 7	CT504453	26/2/2026	7745	2758742

FORM 1 ADELAIDE PTY LTD
 PO BOX 544
 BLACKWOOD SA 5051
 form1@form1adelaide.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: MR DAF DE POERCK & MS SL CAM
 Location: U1 62 WITTON RD CHRISTIES BEACH UNIT 1
 Description: 4H/UNIT CP Capital Value: \$ 400 000
 Rating: Residential

Periodic charges

Raised in current years to 31/12/2025

			\$
	Arrears as at: 30/6/2025	:	0.00
Water main available:	1/7/1971	Water rates	164.60
Sewer main available:	1/7/1975	Sewer rates	188.00
		Water use	155.56
		SA Govt concession	0.00
		Recycled Water Use	0.00
		Service Rent	0.00
		Recycled Service Rent	0.00
		Other charges	0.00
		Goods and Services Tax	0.00
		Amount paid	508.16CR
		Balance outstanding	0.00

Degree of concession: 00.00%
 Recovery action taken: FULLY PAID

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

This account has no meter of its own but is supplied from account no 86 17792 05 9.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 33.33%.

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: MR DAF DE POERCK & MS SL CAM Water & Sewer Account Acct. No.: 86 17792 06 7 Amount: _____

Address:
U1 62 WITTON RD CHRISTIES BEACH
UNIT 1

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	8617792067



Bill code: 8888
Ref: 8617792067

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: 8617792067





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: 2758742

FORM ONE ADELAIDE PTY LTD
POST OFFICE BOX 544
BLACKWOOD SA 5051

DATE OF ISSUE
26/02/2026

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
15250723	D DE POERCK & S CAMPBELL			
PROPERTY DESCRIPTION				
1 / 62 WITTON RD / CHRISTIES BEACH SA 5165 / UNIT 1				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
8617792067	CT 5044/53	\$400,000.00	R4 1.000	RE 0.400
LEVY DETAILS:				
	FIXED CHARGE	\$	50.00	
	+ VARIABLE CHARGE	\$	135.35	
	- REMISSION	\$	81.45	
	- CONCESSION	\$	0.00	
	+ ARREARS / - PAYMENTS	\$	-103.90	
	= AMOUNT PAYABLE	\$	0.00	
FINANCIAL YEAR				
2025-2026				

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 27/05/2026



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7015082311</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>
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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.



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: 2758742

FORM ONE ADELAIDE PTY LTD
POST OFFICE BOX 544
BLACKWOOD SA 5051

DATE OF ISSUE
26/02/2026

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

OWNERSHIP NAME		FINANCIAL YEAR	
D DE POERCK & S CAMPBELL		2025-2026	
PROPERTY DESCRIPTION			
1 / 62 WITTON RD / CHRISTIES BEACH SA 5165 / UNIT 1			
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	TAXABLE SITE VALUE	AREA
8617792067	CT 5044/53	\$200,000.00	0.0000 HA
DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:			
CURRENT TAX	\$ 954.69	SINGLE HOLDING	\$ 0.00
- DEDUCTIONS	\$ 111.94		
+ ARREARS	\$ 0.00		
- PAYMENTS	\$ 307.57		
= AMOUNT PAYABLE	\$ 535.18		

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 27/05/2026



See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

CERTIFICATE OF LAND TAX PAYABLE

RevenueSA DEPARTMENT OF TREASURY AND FINANCE
Land Tax Act 1936 PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
15250723

OWNERSHIP NAME
D DE POERCK & S CAMPBELL

ASSESSMENT NUMBER
8617792067

AMOUNT PAYABLE
\$535.18

AGENT NUMBER
100019894

AGENT NAME
FORM ONE ADELAIDE PTY LTD

PAYABLE ON OR BEFORE
27/05/2026

+70150822200012> +000927+ <0550495567> <0000053518> +444+

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

 <p>Billers Code: 456293 Ref: 7015082220</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 Commissioner of State Taxation, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.