

## FORM 1 - Vendor's Statement

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

### Contents

Preliminary

Part A – Parties and land

Part B – Purchaser's cooling off rights and proceeding with the purchase

Part C – Statement with respect to required particulars

Part D – Certificate with respect to prescribed inquiries by registered agent

Schedule

### Preliminary

#### To the purchaser:

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

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

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

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

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

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

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

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

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

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

### PART A – PARTIES AND LAND

#### 1 Purchaser:

Address:

#### 2 Purchaser's registered agent:

Address:

#### 3 Vendor:

JACOB BERNARD LEE MATTHEWS and KATE ELIZABETH MATTHEWS

Address:

11 Wallman Street, Yankalilla SA 5203

#### 4 Vendor's registered agent:

Magain Real Estate Happy Valley Pty Ltd T/A Magain Real Estate

Address:

Shop 2, Happy Valley Shopping Centre, 50 Kenihans Road Happy Valley SA 5159

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

#### 6 Description of the land:

[Identify the land including any certificate of title reference]

The land situated at 17 Seaview Avenue, Wirrina Cove SA 5204 and being whole of the land in Certificate of

Title Volume 6113 Folio 398 and being whole of Allotment 21 on Deposited Plan 43705 in the Area named

Wirrina Cove in the Hundred of Yankalilla

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

**To the purchaser:**

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

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

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

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

#### 2 – Time for service

The cooling-off notice must be served–

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

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

#### 3 – Form of cooling-off notice

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

#### 4 – Methods of service

The cooling-off notice must be–

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

11 Wallman Street, Yankalilla SA 5203

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

- (c) transmitted by fax or email to the following fax number or email address:

danielle@magain.com.au

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

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

Shop 2, Happy Valley Shopping Centre, 50 Kenihans Road Happy Valley SA 5159

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

#### Note–

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

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

#### 5 – Effect of service

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

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

# **Proceeding with the purchase**

If you wish to proceed with the purchase—

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

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

(section 7(1))

**To the purchaser:**

\*+ / We,

JACOB BERNARD LEE MATTHEWS and KATE ELIZABETH MATTHEWS

of

11 Wallman Street, Yankalilla SA 5203

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

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

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

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

(section 9)

**To the purchaser:**

I,

Danielle Comer

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

Exceptions:

NIL

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

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

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

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

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

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

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

**TABLE OF PARTICULARS**

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

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

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

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

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

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

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

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

Column 1	Column 2	Column 3
<b>1. General</b>		
<b>1.1 Mortgage of land</b>	<i>Is this item applicable?</i>	<input checked="" type="checkbox"/>
<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<i>Will this be discharged or satisfied prior to or at settlement?</i>	<b>YES</b>
	<i>Are there attachments?</i>	<b>YES</b>
	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> CERTIFICATE OF TITLE - VOLUME 6113 FOLIO 398 Number of mortgage (if registered): 14655808 Name of mortgagee: MORTGAGE TO BEYOND BANK AUSTRALIA LTD. (ACN: 087 651 143)	
<b>1.2 Easement</b> (whether over the land or annexed to the land)	<i>Is this item applicable?</i>	<input checked="" type="checkbox"/>
<b>Note -</b> "Easement" includes rights of way and party wall rights.	<i>Will this be discharged or satisfied prior to or at settlement?</i>	<b>NO</b>
<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<i>Are there attachments?</i>	<b>YES</b>
	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> - PROPERTY INTEREST REPORT (PAGE 12) - CERTIFICATE OF TITLE - VOLUME 6113 FOLIO 398 Description of land subject to easement: - PORTION OF THE LAND IN CT-6113/398 - OVER THE LAND MARKED D Nature of easement: - STATUTORY EASEMENT TO SA POWER NETWORKS - SERVICE EASEMENT(S) OVER THE LAND MARKED D FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA) Are you aware of any encroachment on the easement? NO (If YES, give details):  If there is an encroachment, has approval for the encroachment been given?  (If YES, give details):	
<b>1.3 Restrictive covenant</b>	<i>Is this item applicable?</i>	<input checked="" type="checkbox"/>
<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<i>Will this be discharged or satisfied prior to or at settlement?</i>	<b>NO</b>
	<i>Are there attachments?</i>	<b>YES</b>
	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> ENCUMBRANCE 11955202 Nature of restrictive covenant: REFER TO ENCUMBRANCE 11955202 Name of person in whose favour restrictive covenant operates: REFER TO ENCUMBRANCE 11955202 Does the restrictive covenant affect the whole of the land being acquired? YES (If NO, give details):  Does the restrictive covenant affect land other than that being acquired? NO	

Column 1	Column 2	Column 3
<b>1.4 Lease, agreement for lease, tenancy agreement or licence</b>  (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.)  <b>[Note -</b> <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<b>Is this item applicable?</b>  <b>Will this be discharged or satisfied prior to or at settlement?</b>  <b>Are there attachments?</b> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>  Names of parties:  Period of lease, agreement for lease etc: From: To: Amount of rent or licence fee:  per (period)  Is the lease, agreement for lease etc in writing?  If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify- (a) the Act under which the lease or licence was granted:  (b) the outstanding amounts due (including any interest or penalty):	<input type="checkbox"/> <b>YES/NO</b>  <b>YES/NO</b>
<b>5. Development Act 1993 (repealed)</b>		
<b>5.1 section 42 - Condition (that continues to apply) of a development authorisation</b>  <b>[Note -</b> <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<b>Is this item applicable?</b>  <b>Will this be discharged or satisfied prior to or at settlement?</b>  <b>Are there attachments?</b> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>  Condition(s) of authorisation:	<input type="checkbox"/> <b>YES/NO</b>  <b>YES/NO</b>
<b>6. Repealed Act conditions</b>		
<b>6.1 Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1967 (repealed)</b>  <b>[Note -</b> <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<b>Is this item applicable?</b>  <b>Will this be discharged or satisfied prior to or at settlement?</b>  <b>Are there attachments?</b> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>  Nature of condition(s):	<input type="checkbox"/> <b>YES/NO</b>  <b>YES/NO</b>
<b>7. Emergency Services Funding Act 1998</b>		
<b>7.1 section 16 - Notice to pay levy</b>	<b>Is this item applicable?</b>  <b>Will this be discharged or satisfied prior to or at settlement?</b>  <b>Are there attachments?</b> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> <b>CERTIFICATE OF EMERGENCY SERVICES LEVY</b> Date of notice: <b>18/11/2025</b> Amount of levy payable: <b>\$ 0.00</b>	<input checked="" type="checkbox"/> <b>YES</b>  <b>YES</b>

Column 1	Column 2	Column 3
<b>19. Land Tax Act 1936</b>		
19.1 Notice, order or demand for payment of land tax	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>CERTIFICATE OF LAND TAX</p> <p>Date of notice, order or demand:</p> <p>18/11/2025</p> <p>Amount payable (as stated in the notice):</p> <p>\$ 0.00</p>	<p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</p>
<b>21. Local Government Act 1999</b>		
21.1 Notice, order, declaration, charge, claim or demand given or made under the Act	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>LOCAL GOVERNMENT RATES SEARCH</p> <p>Date of notice, order etc:</p> <p>20 November 2025</p> <p>Name of council by which, or person by whom, notice, order etc is given or made:</p> <p>DISTRICT COUNCIL OF YANKALILLA</p> <p>Land subject thereto:</p> <p>Property Address: 17 Seaview Ave, WIRRINA COVE 5204</p> <p>Property Description: Lot 21 D43705 Hd Yankalilla</p> <p>Nature of requirements contained in notice, order etc:</p> <p>PAYMENT OF COUNCIL RATES</p> <p>Time for carrying out requirements:</p> <p>REFER TO LOCAL GOVERNMENT RATES SEARCH</p> <p>Amount payable (if any):</p> <p>\$ 550.40</p>	<p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</p>

Column 1	Column 2	Column 3
<b>29. Planning, Development and Infrastructure Act 2016</b>		
29.1 Part 5 - Planning and Design Code	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>- DISTRICT COUNCIL OF YANKALILLA COUNCIL SEARCH (&amp; SECTION 7 REPORT)</p> <p>- PROPERTY INTEREST REPORT (29.)</p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</p> <p>Zones</p> <p>Golf Course Estate (GCE)</p> <p>Subzones</p> <p>No</p> <p>Zoning overlays</p> <p>Overlays</p> <p>Hazards (Bushfire - Medium Risk) (Medium)</p> <p>The Hazards (Bushfire - Medium Risk) Overlay seeks to ensure development responds to the medium level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency service vehicles.</p> <p>Hazards (Flooding - Evidence Required)</p> <p>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.</p> <p>Native Vegetation</p> <p>The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.</p> <p>Prescribed Water Resources Area</p> <p>The Prescribed Water</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area?</p> <p>NO</p> <p>Is the land designated as a local heritage place?</p> <p>NO</p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?</p> <p>NO</p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?</p> <p>YES</p> <p><b>Note-</b></p> <p>For further information about the Planning and Design Code visit <a href="https://code.plan.sa.gov.au">https://code.plan.sa.gov.au</a>.</p>	<input checked="" type="checkbox"/> <b>NO</b> <b>YES</b>
<p>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</p>		
29.2 section 127 - Condition (that continues to apply) of a development authorisation	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	<input type="checkbox"/> <b>YES/NO</b> <b>YES/NO</b>
<p>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</p>		



Column 1	Column 2	Column 3
<b>34. <i>Water Industry Act 2012</i></b>		
34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>SA WATER CERTIFICATE</p> <p>Date of notice or order:</p> <p>18/11/2025</p> <p>Name of person or body who served notice or order:</p> <p>SA WATER</p> <p>Amount payable (if any) as specified in the notice or order:</p> <p>REFER TO SA WATER CERTIFICATE</p> <p>Nature of other requirement made (if any) as specified in the notice or order:</p> <p>PAYMENT OF SA WATER RATES AND CHARGES</p>	<div><input checked="" type="checkbox"/></div> <p>YES</p> <p>YES</p>

# ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser acknowledges receipt of the following:

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

the above being identified by pages numbered 1 to 12 inclusive, together with the following annexures and supporting documents (if any):

FORM 3 Buyers Information Notice

- CERTIFICATE OF TITLE-6113/398

- 11955202 ENCUMBRANCE

- PROPERTY INTEREST REPORT

- THE DISTRICT COUNCIL OF YANKALILLA COUNCIL SEARCH

- LOCAL GOVERNMENT RATES SEARCH

- CERTIFICATE OF EMERGENCY SERVICES LEVY

- CERTIFICATE OF LAND TAX

- SA WATER CERTIFICATE

**SIGNED BY THE PURCHASER:**

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

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

The Purchaser:

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

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

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

## Buyers information notice

Prescribed notice to be given to purchaser

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

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

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

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

### Safety

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



## Enjoyment

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

## Value

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

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

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

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 6113 Folio 398

Parent Title(s) CT 5305/133  
Creating Dealing(s) PS 11955201  
Title Issued 03/07/2013 Edition 2 Edition Issued 18/11/2020  
Diagram Reference D43705 02

## Estate Type

FEE SIMPLE

## Registered Proprietor

JACOB BERNARD LEE MATTHEWS  
KATE ELIZABETH MATTHEWS  
OF 2 BLUE BAY AVENUE ALDINGA BEACH SA 5173  
AS JOINT TENANTS

## Description of Land

ALLOTMENT 21 DEPOSITED PLAN 43705  
IN THE AREA NAMED WIRRINA COVE  
HUNDRED OF YANKALILLA

## Easements

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED D FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

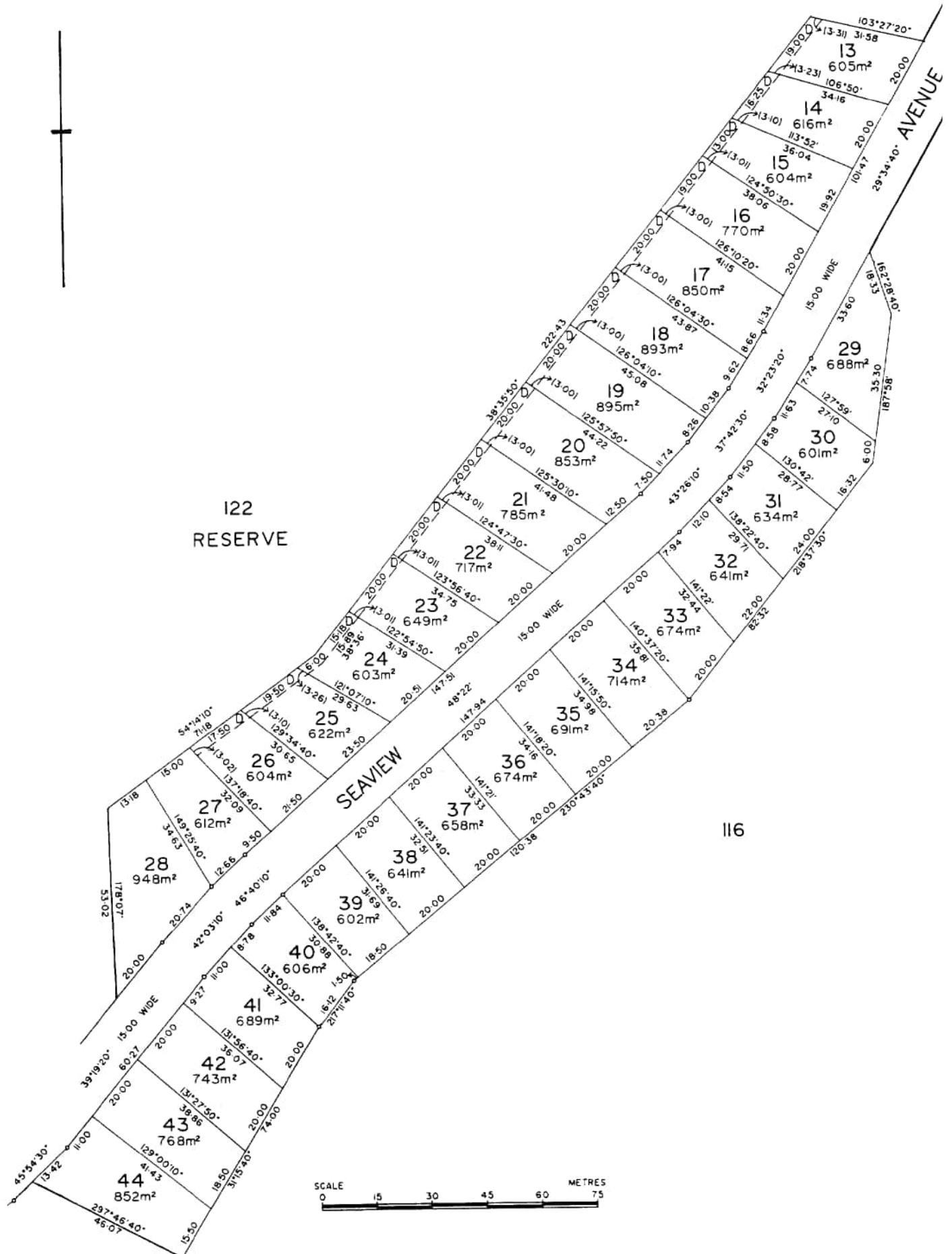
## Schedule of Dealings

Dealing Number	Description
11955202	ENCUMBRANCE TO ICA (SOUTH AUSTRALIA) PTY. LTD. (IN LIQUIDATION) (RECEIVERS AND MANAGERS APPOINTED) (CONTROLLERS APPOINTED)
14655808	MORTGAGE TO BEYOND BANK AUSTRALIA LTD. (ACN: 087 651 143)

## Notations

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





E 11955202



12:09 17-Jun-2013

Single Copy Only

3 of 3

Fees: \$144.00

LANDS TITLES REGISTRATION  
OFFICE  
SOUTH AUSTRALIA

MEMORANDUM OF  
ENCUMBRANCE

FORM APPROVED BY THE REGISTRAR-GENERAL

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

Prefix
<b>E</b>
Series No.
<b>34</b>

**BELOW THIS LINE FOR AGENT USE ONLY**

CERTIFIED CORRECT FOR THE PURPOSES  
OF THE REAL PROPERTY ACT 1886

  
Solicitor/~~Registered Conveyancer~~/Encumbrancer

REBECCA ANNE DURICA

AGENT CODE

Lodged by:

Barker + Hall BARTP

Correction to:

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

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

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

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

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

ITEM(S)	AGENT CODE

R-G 010609

BNEDOCs 4890397\_1.doc

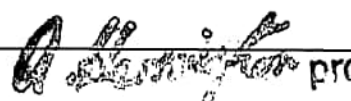
CORRECTION

PASSED



REGISTERED

- 3 JUL 2013

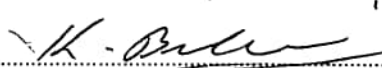
 pro




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

\* Delete the inapplicable

DATED the X 17 day of X June 2013

  
Signature of KYM ZDRAVKO BILECKI -

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

DEANDE SHEREE BROWN  
Print Full name of Witness (BLOCK LETTERS)

34 VICTORIA STREET

VICTOR HARBOR SA 5211  
Address of Witness

Business Hours Telephone No (08) 89523944



# MEMORANDUM OF ENCUMBRANCE

## CERTIFICATE(S) OF TITLE BEING ENCUMBERED

The whole of the land comprised in Certificate of Title Register Book  
Volume 5305 Folio 133

## ESTATE AND INTEREST

Fee Simple

## ENCUMBRANCES

Nil

## ENCUMBRANCER (Full name and address)

**KYM ZDRAVKO BILECKI**

of 10 Seagull Avenue, Hayborough SA 5212

## ENCUMBRANCEE (Full name, address and mode of holding)

**ICA (SOUTH AUSTRALIA) PTY LTD ACN 062 706 192 (IN LIQUIDATION) (RECEIVERS AND MANAGERS APPOINTED) (CONTROLLERS APPOINTED)**

of c/ BDO, Level 6, 10 Eagle Street, Brisbane Qld 4000

## OPERATIVE CLAUSE

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

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

(a) TEN CENTS (10c)

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

(b) TO BE PAID TO THE ENCUMBRANCEE  
THREE THOUSAND NINE HUNDRED AND NINETY NINE YEARS  
(3,999)

(c) State the times appointed for payment of the annuity or rent charge. Any special covenants may be inserted on page 2.

(c) AT THE TIMES AND IN THE MANNER FOLLOWING  
IF DEMANDED

*refer page 3*

## COVENANTS

The Encumbrancer desiring to render the land above described for the purposes of securing to and for the benefit of the Encumbrancee the payment of the sum of money and the performance and observance of the covenants on the part of the Encumbrancer hereinafter contained **DOES HEREBY ENCUMBER THE ESTATE AND INTEREST IN THE LAND ABOVE DESCRIBED FOR THE BENEFIT OF THE ENCUMBRANCEE SUBJECT TO THE ENCUMBRANCES AND OTHER INTERESTS AS SHOWN HEREON** with payment (if demanded) of the yearly rent charge of 10 cents payable on the 30th of June each year commencing on the 30<sup>th</sup> of June next ensuing after the execution hereof **AND** the Encumbrancer for itself and its successors in title covenants with the Encumbrancee and each and every registered proprietor for the time being of allotments described as Allotments 1 to 111 in DP43705 and the land described as Lots 1 to 13 on CP 23941 (such land and any allotments derived from that land together being hereinafter called the "**Development Area**") and all successive owners, assignees, executors, administrators, and transferees as part of a common building scheme of development for the Development Area as follows:

1. The Encumbrancer will pay to the Encumbrancee the rent charge of **TEN CENTS (10¢)** (if demanded) on 30 June next and on each subsequent 30 June.
2. Nothing in this Encumbrance relating to payment of the yearly rent charge in any way affects or prejudices the rights of the Encumbrancee to an injunction to prevent or restrain any breach of any of the covenants contained in this Encumbrance or to damages for such breach.
3. In this Encumbrance, unless the contrary intention appears:
  - 3.1 "**Architectural Code**" means the Wirrina Cove Woodlands Green (Lifestyle Village) and the Vistas (Ocean Heights) – Architectural Code as varied from time to time the terms of which at the date of this Encumbrance are contained in **Annexure 1**;
  - 3.2 "**develop**" includes the construction, erection, placement or installation of any building, structure, fence, wall or other external fixture or fitting (including, without limitation, any rainwater tank, solar water heating unit, air conditioning unit, sign, tank, clothes line, letter box, pole, television antenna, radio aerial, garden ornament, flood light, spotlight or any light illuminating any pool, tennis court, or other area), the painting or staining of the exterior of any building, structure, fence, wall or other external fixture or fitting, the filling, excavation, grading or levelling of land and the removal or alteration of rock, stone, tree stumps, sand, soil or other significant natural features, any other site works and landscaping, and includes demolition, conversion, alteration, addition or other change to any of the above, and "**development**" has a corresponding meaning;
  - 3.3 "**Encumbrance**" means this document and the Memorandum of Encumbrance Form M2 and Architectural Code attached;
  - 3.4 "**land**" means the land described in the first panel on page 1 of this Encumbrance;
  - 3.5 "**landscaping**" includes the provision, arrangement or planting on the land of trees, shrubs, ground covers, grassed areas, other natural elements, paving and

siteworks which are appropriate to the condition and the use of the land so as to enhance or complement the character of the locality and any quality or condition of the locality that conduces to its harmony, pleasantness or enjoyment;

- 3.6 **"to undertake"** means to commence or proceed with such an act or to cause suffer or permit such an act to be commenced or proceeded with; and
- 3.7 **"plans"** includes a site layout showing proposed development uses (including proposed access drive and on-site parking provision), details of the proposed stormwater drainage system, elevations and other details of buildings, structures, fences, walls, other external fixtures and fittings and siteworks necessary to indicate their architectural theme and a schedule of construction materials and colours and all must, where appropriate, be of a standard suitable for presentation to a council (as the expression is defined in sub-section 4(1) of the *Development Act, 1993*) for approval under the *Development Act, 1993*.
4. During the continuance of this Encumbrance the Encumbrancer must not undertake any development on the land without the prior written approval of the Encumbrancee.
5.
  - 5.1 Before seeking or otherwise applying for the written approval of the Encumbrancee to undertake any development the Encumbrancer must submit plans (in duplicate) to the Encumbrancee.
  - 5.2 The plans must conform, so far as possible, with the Architectural Code and, if the plans are for the construction of a dwelling, they must include or be accompanied by plans for the landscaping of the balance of the land.
  - 5.3 The Encumbrancee will, with all reasonable expedition, consider or cause to be considered plans which are submitted by the Encumbrancer and upon the Encumbrancee being satisfied with the plans, it will give written notice to the Encumbrancer of its approval.
  - 5.4 The Encumbrancee will not unreasonably refuse to approve the Encumbrancer's plans. In this regard a refusal by the Encumbrancee to approve will not be or be deemed to be unreasonable if an architect member of the Royal Australian Institute of Architects or a corporate member of the Royal Australian Institute of Architects or a corporate member of the Planning Institute of Australia or a member of the Australian Institute of Landscape Architects (as appropriate) nominated by the Encumbrancee certifies:
    - 5.4.1 that the works or any part of them do not conform with the provisions of this Encumbrance or with the general standards of design and planning of the development of other land within the Development Area; or
    - 5.4.2 that the works or any part of them are undesirable by reason of the effect they would have upon the development, appearance, health or amenities of part or all of the Development Area within which the land is situated.

- 5.5 Having obtained the written approval of the Encumbrancee to undertake works, which may be given subject to conditions, the Encumbrancer will not permit any undue delay to occur in the commencement of the works other than in accordance with the terms of that written approval.
6. During the continuance of this Encumbrance, the Encumbrancer must not: -
- 6.1 erect or permit to be erected upon the land any dwelling in which the total area of masonry is less than 40% of the total area of external walls, unless it is architecturally designed and specifically approved by the Encumbrancee;
  - 6.2 erect or permit to be erected upon the land any dwelling in which the vertical distance between the top of the external wall closest to the front boundary of the land and the natural ground level immediately below that point on the wall is greater than 3 metres, other than ridge lines and gable ends where the distance must not exceed 7 metres, unless specifically approved by Encumbrancee;
  - 6.3 fail to complete the landscaping to the satisfaction of the Encumbrancee within 12 months of the substantial (as determined by the Encumbrancee) completion of the building on the land or fail to maintain the land and the landscaping in good order and condition;
  - 6.4 fail to cut down all weeds growing on the land or otherwise to keep and maintain the land free from rubbish and generally in good order and condition;
  - 6.5 fail to maintain any fence on the land in good and proper repair or to repair or maintain such fence with the same materials from which the fence is constructed and if the fence is replaced by the Encumbrancer the replacement fence must be either of the same construction and of the same material as the existing fence or of some similar construction and material approved by the Encumbrancee in writing;
  - 6.6 divide, subdivide or re-subdivide the land without the prior written approval of the Encumbrancee;
  - 6.7 use the land and the improvements on the land for other than private residential and ancillary purposes;
  - 6.8 erect, place or cause to be erected or placed on the land any structure commonly known as a "transportable" dwelling;
  - 6.9 suffer or permit any caravan, tent or other shelter to be used as a place of residence on the land, the intent being that the sole place of residence on the land will be the dwelling which is constructed on the land;
  - 6.10 seek any financial contribution from the Encumbrancee for the erection, replacement, repair or maintenance work of or in relation to any fence on the land;
  - 6.11 at any time plant cultivate or grow or cause permit or allow to be planted cultivated or grown on the land grass known as kikuya and if the Encumbrancer

becomes aware that such grass is growing on the land then the Encumbrancer will immediately take all reasonable steps to remove it;

- 6.12 cause permit or allow any caravan, trailer, horse float, other vehicle or boat to be parked or stored permanently on the land:
  - 6.12.1 anywhere on the land prior to completion of a dwelling on the land unless related to the construction of the dwelling; or
  - 6.12.2 after completion of a dwelling between the front building line and street frontage of the land, unless wholly contained in a garage or carport provided that a motor car, motor cycle or passenger van may be parked on a driveway between the front building line and the street frontage; or
- 6.13 obstruct or do anything which might prevent or hinder the Encumbrancee (or its servants, agents or contractors) from entering the land for the purpose of remedying any breach of the Encumbrance by the Encumbrancee, of which the Encumbrancee has given the Encumbrancer at least 14 days notice and which remains unremedied.

TO THE INTENT that the burden of the covenants contained in clauses 4, 5 and 6 run with and bind the land and every part of it and to the intent that the benefit of those clauses is annexed to and devolves with each and every part of the land comprised in the Development Area.

- 7. The Encumbrancer must not sell or transfer the Encumbrancer's interest in the land or any part of it without obtaining from the purchaser or transferee of that land binding agreements:
  - 7.1 to execute and lodge for registration under the *Real Property Act 1886*, as the first document immediately after the registration of the Memorandum of Transfer in respect of that land, a memorandum of encumbrance in favour of the Encumbrancee or its nominee in the same or substantially similar terms as are contained in this Encumbrance, and the Encumbrancer must ensure that the memorandum of encumbrance is lodged for registration and is registered as soon as practicable after the settlement of the sale or transfer; and
  - 7.2 to provide in writing to the Encumbrancee all information reasonably required by the Encumbrancee for the purpose of complying with the requirements of the Foreign Investment Review Board for the maintenance of the area of which the Development Area forms part as an Integrated Tourist Resort.
- 8. Once the Encumbrancer:
  - 8.1 ceases to be registered as the proprietor of the land; and
  - 8.2 causes compliance with clause 7 of this Encumbrance,

the Encumbrancer is released and discharged from any obligations under this Encumbrance but remains liable, if requested by the Encumbrancee and at the

Encumbrancee's cost, to use its best endeavours to secure compliance with this Encumbrance by all the Encumbrancer's assigns and successors in title.

9. The Encumbrancer acknowledges for itself and its assigns and successors in title that:
  - 9.1 the covenants set out above are entered into and undertaken for the purpose of the common building scheme of development for the whole of the land comprised in the Development Area;
  - 9.2 despite anything else in this Encumbrance or elsewhere the Encumbrancee may, in its absolute discretion at any time and from time to time, modify waive or release any of the provisions of any encumbrance relating to any land forming part of the Development Area (whether imposed or entered into before or at the same time as or after the date of this Encumbrance and whether they are the same as the provisions of this Encumbrance or not); and
  - 9.3 the Encumbrancee is not liable to the Encumbrancer or its assigns or successors in title and none of them will have any action cause suit claim or demand of any nature whatsoever against the Encumbrancee arising out or in any way connected with the exercise by the Encumbrancee of its right to modify waive or release any of those provisions.
10. A waiver by the Encumbrancee of any breach of any provision of this Encumbrance is not and may not be construed to be a waiver of any subsequent or other breach of the same or any other provision. Any failure on the part of the Encumbrancee to require or exact full and complete compliance with any of the provisions of this Encumbrance is not and may not be construed to be as in any manner changing the terms of this Encumbrance or as preventing the Encumbrancee from enforcing the full provisions of this Encumbrance.
11. Subject to this Encumbrance the Encumbrancee has all the powers rights and remedies given to an Encumbrancee by the *Real Property Act, 1886*.
12.
  - 12.1 If the Encumbrancee exercises its power of sale under the *Real Property Act, 1886*, then
  - 12.2 it has the right and power to require any purchaser, at the cost and expense of the purchaser, to execute and lodge for registration under the *Real Property Act 1886*, as the first document immediately after the registration of the Memorandum of Transfer in respect of the land sold, a memorandum of encumbrance in favour of the Encumbrancee or its nominee in the same or substantially similar terms as are contained in this Encumbrance,

and to the extent that this clause in any way detracts from or otherwise prejudices the ability of the Encumbrancee to procure a purchaser in the exercise of that power of sale, the Encumbrancee will not be or be deemed to be in breach of its obligation to mitigate its losses and damages and the Encumbrancer for itself and its assigns and successors in title waives and abandons all its rights in that regard.



13. If any provision of this Encumbrance is or is held by a court of competent jurisdiction to be invalid, void or unenforceable, it is to be severed from this Encumbrance but the remainder of the provisions remain in full force and effect and are in no way affected impaired or invalidated.
14. The Encumbrancer is liable for and will pay to the Encumbrancee on demand:
  - 14.1 all costs (including legal costs on a solicitor/own client basis) of and incidental to the preparation execution stamping and registration of this Encumbrance;
  - 14.2 all costs (including legal costs on a solicitor/own client basis) which may be incurred by the Encumbrancee or for which the Encumbrancee may be or become liable:
    - 14.2.1 in the exercise or enforcement or attempted exercise or enforcement of any power right or remedy conferred on the Encumbrancee by this Encumbrance or by law; or
    - 14.2.2 in any way owing or relating to the breach of any covenant contained or implied in this Encumbrance,and all those costs are secured by this Encumbrance.
15.
  - 15.1 Every communication under this Encumbrance must be in writing and be delivered personally or sent by prepaid post or facsimile and will be deemed to have been received:
    - 15.1.1 in the case of a facsimile, at the time of dispatch; and
    - 15.1.2 in the case of pre-paid post, 2 days after posting.
  - 15.2 Every communication is to be addressed to the relevant party at its address as stated on page I of this Encumbrance (or to such other address as that party may at any time after the date of this Encumbrance give notice) and, in the case of a facsimile, to the number for transmission advised by the relevant party to the other or to any other number which is listed in an official directory as the facsimile number for that party.
  - 15.3 Any communication to be given by the Encumbrancee is proper and effective if it is signed by any director, officer, secretary, manager, solicitor or other person authorised by the Encumbrancee.
16. To the extent to which any of the provisions of the Architectural Code are or are determined to be inconsistent with any of the provisions of this Encumbrance, then the provisions of the Architectural Code prevail to the extent of that inconsistency.
17. In this Encumbrance, unless the context otherwise requires:



- 17.1 where the Encumbrancer comprises two or more persons, this Encumbrance binds those persons jointly and each of them severally;
- 17.2 words importing the singular include the plural and vice versa;
- 17.3 word importing the masculine gender include the feminine and neuter genders and vice versa;
- 17.4 the expression "person" includes a body corporate;
- 17.5 a reference in this Encumbrance to any statute includes all statutes amending consolidating or replacing that statute and all regulations and by-laws under that statute;
- 17.6 this Encumbrance binds the Encumbrancer and its executors successors administrators and assigns and enures for the benefit of the Encumbrancee and its successors and assigns, and
- 17.7 the expressions "Encumbrancer", "Encumbrancee" include the Encumbrancer and the Encumbrancee and their respective executors successors administrators and assigns.

## **ANNEXURE 1**

### **Architectural Code**

## **WIRRINA COVE WOODLANDS GREEN (Lifestyle Village) AND THE VISTAS (Ocean Heights) ARCHITECTURAL CODE**

### **The Purpose of the Architectural Code**

These Residential Building Guidelines have been prepared in accordance with the Objectives and Principles of Development Control for the Wirrina Cove Zone as designated in the Development Plan of the District Council of Yankalilla.

The Guidelines promote objectives outlined by the developers and Local and State Government for the creation of an attractive, high quality residential environment within a World Class Resort.

The Guidelines relate to the design of residential dwellings and associated development such as sheds, fences and antennae to maintain the overall quality and resort character of the development.

### **Overview of The Architectural Code**

The Architectural Code allows for flexibility of design. The Design Review Assessor will consider all high quality, innovative solutions that satisfy the built form vision as detailed in the Architectural Code.

The Architectural Code is binding on Lot owners and occupiers for the benefit of all other owners within the Woodlands Green and The Vistas community. The Architectural Code is subject to and does not override the Encumbrance, Scheme Description or By-laws of the Community Scheme or relevant Government Agency requirements.

The Design Review Assessor will ensure the Architectural Code is correctly interpreted and enforced. The intent is to provide guidance to developers, owners and occupiers and their design consultants, with the aim of ensuring the successful construction of a cohesive and high quality environment in the community scheme, compatible with the overall vision for the Woodlands Green and The Vistas community.

The Design Review Assessor will be appointed by the Developer in accordance with the Encumbrance.

The Architectural Code requirements are additional to those required to comply with the Development Act 1993 and Regulations, Yankalilla (DC) Development Plan and Building Code of Australia.

### **The Process**

On settlement of the purchase of your allotment, an encumbrance is registered on your title as a condition of the purchase. This encumbrance requires that plans for the construction of a dwelling be submitted to the developer for approval.

All plans and applications under the encumbrance must conform to these Guidelines relating to new house construction, renovations to existing houses and outbuildings, fences and fixtures.

### **Encumbrance Approval**

Details of all building works that you propose for your allotment are required to be submitted to the Encumbrancee for approval. This includes houses, garages, outbuildings, fencing and landscaping.

Notwithstanding any other provision in the Architectural Code, the Developer in consultation with the Design Review Assessor retains the discretion to consider designs and materials for

**WIRRINA COVE WOODLANDS GREEN (Lifestyle Village) AND THE VISTAS (Ocean Heights)  
ARCHITECTURAL CODE**

Improvements (whether or not they are prescribed by the Architectural Code) on a case-by-case basis.

Variations to an Application must be resubmitted to the Design Review Assessor for approval. The variation must be clearly identified on the relevant plans and accordingly justified. There is no obligation to approve variations.

**Encumbrance approval is a two-step process as follows:**

**Step 1 – Pre Council Approval** – submit two copies of the following documents to the Seller for approval prior to seeking planning and building consent from District Council of Yankalilla:

- Concept Site Plan – 1:100 or 1:200 scale
- Concept Floor Plans – 1:100 scale
- Concept Elevations of the house – 1:100 scale
- Concept Roof Plan – 1:100 scale
- Concept Landscaping Plan – 1:100 or 1:200

**Step 2 – Post Council Approval** – submit two copies of the following documents to the Seller for approval prior to commencing construction:

Site Plan – 1:100 or 1:200 scale

- Setbacks from all boundaries
- Existing contours
- Finished site levels and floor levels
- Driveways, pathways, fence locations
- Outbuildings

Floor Plans – 1:100 scale

External Elevations of all sides of the house – 1:100 scale

Building Section – 1:100 scale

Roof Plan – 1:100 scale

Landscaping Plan – 1:100 or 1:200 scale

- Planting – layout, species, size and number
- Retaining walls
- Building outline
- Driveways, pathways, fence, letterbox details
- Patios, pergolas
- Swimming pools or other water features

Schedule of external materials and colours

- Walls, roof, gutters
- Doors and windows
- Fences and garden walls
- Any other structures

2 copies of each document are to be submitted on A4 or A3 paper.

Submit the required information to:

Design Review Assessor  
Wirrina Cove Coastal Residences  
C/- Equititrust  
Box 8111 GCMC  
QLD 9726

## **WIRRINA COVE WOODLANDS GREEN (Lifestyle Village) AND THE VISTAS (Ocean Heights) ARCHITECTURAL CODE**

### **DEVELOPMENT CONTROLS**

#### **NUMBER OF DWELLINGS PER ALLOTMENT**

Only one dwelling on each allotment will be permitted.

#### **SITE COVERAGE**

Site coverage of dwellings, excluding unenclosed verandahs, eaves, pergolas, balconies and outbuildings, but including under main roof carports and garages shall not exceed 50% of the total area of the allotment.

A dwelling should be designed and sited so as to; minimise damage or removal of trees, blend with the natural slope and topography of the site, avoid unnecessary steps and access gradients from the roadway to the dwelling, avoid any over viewing, any obstruction of light or obstruction of views from adjoining allotments maximising their privacy, avoid the escape of unreasonable noise levels to the adjoining allotments, Maximise privacy to adjoining residents.

### **DESIGN REQUIREMENTS**

#### **Building Height**

Building height onto the street frontage should maintain a compatible scale with adjacent development. No building should exceed a maximum height, measured from the lowest point of the building at natural ground level to the highest point of the building, of:

- 7.5 metres, where the site of the proposed development has a natural gradient equal to or flatter than one in six.
- 9.0 metres, where the site of the proposed development has a natural gradient steeper than one in six.

#### **Building Setbacks**

Building set-backs should be a minimum of 6.0 metres from the primary road frontage, 3.0 metres from rear boundary, and where applicable, a minimum of 6.0 metres from the boundary of the golf course.

Building setbacks to Seaview rd allotments located on the low side of the road should be a minimum of 3m to garages and carports. 5.0 metres to dwelling

Seaview Road – Allotments 1,2,3 shall have a setback to the golf course of 3m. Street frontage shall be 3m to garages and carports and 5.0 metres to the dwelling.

#### **Side Boundary Setbacks**

For level one and level two of any dwelling, a minimum setback of 1m is required.

#### **Retaining Walls, Excavation and Fill**

All retaining walls visible from public areas or neighbouring dwellings are to be stone (e.g. sandstone) or masonry matching the materials, details and finishes of the dwelling. The development should be designed to work with the natural contours of the land as far as practicable to minimise cut and fill. Cut or fill exceeding 600mm will require approval by Design Review Assessor and must be shown on the sketch drawings when seeking approval.

## **WIRRINA COVE WOODLANDS GREEN (Lifestyle Village) AND THE VISTAS (Ocean Heights) ARCHITECTURAL CODE**

The excavation and/or filling of land should be kept to a minimum so as to preserve the natural flora of the land and native vegetation should be undertaken where appropriate to reduce the visual impact of buildings or in order to construct water storage facilities. It should not result in an embankment where the slope exceeds a gradient of 1 in 3 and be undertaken, where appropriate to reduce the impact of bushfires on buildings.

### **Length of Wall**

To avoid long featureless walls, no wall on any face of a dwelling may be more than 8m long without visual relief.

### **Privacy**

The ability to achieve privacy of internal spaces and outdoor areas is a highly desired characteristic of neighbourhood design. Direct overlooking and overshadowing of neighbouring buildings and their private outdoor spaces shall be minimised by considering building layout and location, design of windows and balconies, screening devices and landscaping.

Guidance can be provided by reference to "Good Residential Design Guidelines" published by Planning SA.

### **Bushfire Protection**

The design should address the design requirements for a medium bushfire risk (BAL 12.5) area as required by the Minister's Code Undertaking development in Bushfire Protection Areas, which includes requirements for a 5000 litre rainwater tank. Development should take into account bushfire prevention principles as set out in the District Council of Yankalilla District Bushfire Prevention Plan.

## **BUILDING FORM AND MATERIALS**

An important element in maintaining the high quality of the residential neighbourhoods is the streetscape which should be designed with structural integrity, common elements, incorporate a focal element, form to follow function and be visually representative of high quality external materials, finishes and colours in order for responsive solutions to local climatic elements.

### **Building Appearance**

Simple styles are to be used to integrate the built form with the landscape and provide visual coherency within the overall development. A simple palette of natural textures, materials and colours are to be used to build upon and embrace the regional character, providing individuality within each of the community schemes as well as unifying the built form of the estate.

### **Building Colours and Materials**

A mix of contemporary with traditional architectural styles to provide a sensitive and carefully balanced combination of warm natural materials such as stone and textured finishes, with the creative use of materials such as glass, aluminium and pre-finished steel, stainless steel. Colours to be natural, recessive, non-reflective, of light sandy hues that reflect the colours and textures of the coastal dunes and cliffs landscape (e.g. cool greys, sand, cool blues, light browns, ochre). Monotones, blending of colour(s) shall prevail over contrast of colour in larger areas. Contrast may be applied to small areas of colour and shall be considered on merit by the Design Review Assessor.

## **WIRRINA COVE WOODLANDS GREEN (Lifestyle Village) AND THE VISTAS (Ocean Heights) ARCHITECTURAL CODE**

Colour accents or feature materials shall be approved by the Design Review Assessor based on their individual merit and ability to achieve diversity and interest in the built form. The use of different materials in an 80/20 composition is preferred over the use of any one material for walls.

### **Solid Wall Construction**

External wall cladding of rendered masonry or timber finished in a natural coastal tone, or stone, or such other material as may be approved by the Design Review Assessor.

### **Roofs**

Roof forms shall be evaluated by the Design Review Assessor based on their compatibility with the architecture of the building and their visual impact on the streetscape and oceanscape.

Roofing materials shall be high quality roofing tiles or colorbond or non-reflective metal roofing material with a neutral colour or such other material as may be approved by the Design Review Assessor.

Gutters and downpipes (if not concealed) are to be finished to match the dwelling or to provide appropriate colour accents.

### **Verandahs and Related Design Elements**

Architectural elements such as terraces, balconies, verandahs, entry porticos and simple awnings are strongly encouraged for their value in diversifying streetscapes, softening building bulk and elevation treatments, and responsiveness to climate. These elements must be designed and detailed in a manner complementary to the main dwelling.

### **External Paving**

All external paving on the Land shall be impervious and low maintenance, plain concrete or bitumen is permitted.

### **Garages and Visitor Parking**

There should be on-site vehicle parking as a minimum of 1 covered car park per dwelling plus an additional car park for dwellings with up to three bedrooms.

Dwellings with an excess of 3 bedrooms must have additional off-street parking as required by the developer and Council.

The minimum dimensions of a parking space are 2.5 metres x 5.5 metres.

Recreational vehicles, trailers, caravans, boats and horse floats may not be permanently parked on the properties forward of any part of the building.

The parking of Commercial vehicles will not be permitted on any residential allotment, other than where the vehicles are associated with the construction, alteration, addition, servicing or repair of a dwelling or services on that allotment.

## **WIRRINA COVE WOODLANDS GREEN (Lifestyle Village) AND THE VISTAS (Ocean Heights) ARCHITECTURAL CODE**

### **Driveways**

Driveways are to be a minimum of 800mm from the side boundary where the driveway crosses the front boundary, to accommodate screen planting, or greater as required to avoid electrical pillars or other services in the footpath.

Driveways shall be paved for their full width and paving materials should provide a permanent hard surface compatible with the general landscape of the street and materials and colours of the associated dwelling.

### **External Plumbing**

All plumbing, except downpipes, must be internal or concealed in the external wall cavity.

### **Glass**

The use of reflective tinting (film or spray on) on glass is not permitted.

### **Outdoor Structures**

Domestic out-buildings including free standing garages, carports, verandahs, gardens sheds, workshops, aviaries and other similar constructions should, on any allotment with boundaries abutting the golf course not to be constructed within 6 metres of that golf course boundary, not exceed a total floor area of 54 square metres nor have a wall height exceeding 2.4 metres or a maximum gable end or ridge line height exceeding 2.7 metres and be limited to one such domestic out-building per allotment.

### **Fencing**

Fencing strongly influences the overall relationship of inter-lot residential areas to provide privacy and a sense of security to Owners and Occupiers and be aesthetically acceptable.

Fences erected on the front boundary of the land must be rendered brick or block with rendered finish, stone finish or coloured powder coated tubed railing and be of a design approved by the Design Review Assessor.

With the exception of tennis court fence, boundary fencing should not exceed 1.8 metres in height.

Side and rear fencing should be constructed of; stone, brick, rendered masonry, timber, tubular steel, wrought iron, or colorbond metal.

Where an allotment shares a common boundary with the golf course the fence should be of an open or see through design to enhance the golf course environment and not more than 1.8 metres in height.



**WIRRINA COVE WOODLANDS GREEN (Lifestyle Village) AND THE VISTAS (Ocean Heights)  
ARCHITECTURAL CODE**

**Landscaping**

Planting within the estate will play an important role in establishing a setting with a distinctive sense of place with coastal tone. The plant species selection should take into consideration the specific climatic and soil conditions. Aspect, views and vistas will also act to guide the specific flavour of planting to be featured as well as soften the facades of the dwelling. Plant selection should be based upon the specimen's defining characteristics and its comparative suitability within coastal regions.

Predominate native tree planting will assist in creating the appropriate coastal setting and is encouraged. The use of native plants and shrubs endemic to the area will also assist with reduced water requirements, maintain the regional landscape character, and ensure the visual integration of buildings within their surrounds.

Feature tree planting of colourful exotic trees have been incorporated into the streetscapes, parks and golf course of Wirrina Cove to enhance the visual impact of the landscape treatment and provide seasonal variation and elements of contrast and interest. The use of feature planting within the roadside frontage of each Lot to continue this theme will be supported. Consideration should be given to the selective use of feature trees at key locations to maximize their effectiveness.

Planting within the rear of the lots shall be limited to shrubs and plants of a type that will not grow to a size and shape that will impact upon neighbouring views.

Landscaping of the front garden areas (including planting, grassing and or paving) to the allotment boundary should be established within 12 months of completion of the dwelling and regular maintenance of the front garden must be carried out thereafter to the satisfaction of the developer.

**Design for comfortable living and energy efficiency**

In addition to achieving the high quality built form vision for the estate, a pro-active attitude towards environmentally responsive design is encouraged.



# Property Interest Report

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

Title Reference	CT 6113/398	Reference No. 2731317
Registered Proprietors	J B & K E*MATTHEWS	Prepared 17/11/2025 13:24
Address of Property	17 SEAVIEW AVENUE, WIRRINA COVE, SA 5204	
Local Govt. Authority	THE DISTRICT COUNCIL OF YANKALILLA	
Local Govt. Address	PO BOX 9 YANKALILLA SA 5203	

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

## Table of Particulars

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

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

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

### 1. General

- |     |  |  |
|-----|--|--|
| 1.1 | Mortgage of land<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>  | Refer to the Certificate of Title  |
| 1.2 | Easement<br>(whether over the land or annexed to the land)<br><br>Note--"Easement" includes rights of way and party wall rights<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>   | Refer to the Certificate of Title  |
| 1.3 | Restrictive covenant<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>  | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence<br>(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title<br><br>also<br><br>Contact the vendor for these details    |
| 1.5 | Caveat   | Refer to the Certificate of Title  |
| 1.6 | Lien or notice of a lien   | Refer to the Certificate of Title  |

### 2. Aboriginal Heritage Act 1988

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

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

**3. Burial and Cremation Act 2013**

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

5.10	section 84 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  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	<b>An Emergency Services Levy Certificate will be forwarded.</b> <b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b>  <b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates</b> <b><a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b>
-----	---------------------------------	---

## 8. Environment Protection Act 1993

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

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

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

## **17. *Land Acquisition Act 1969***

17.1	section 10 - Notice of intention to acquire	Refer to the Certificate of Title for any notice of intention to acquire also Contact the Local Government Authority for other details that might apply
------	---	---

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

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

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

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

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

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

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

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

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

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

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

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



24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
<b>25. <i>Native Vegetation Act 1991</i></b>		
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
<b>26. <i>Natural Resources Management Act 2004 (repealed)</i></b>		
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
<b>27. <i>Outback Communities (Administration and Management) Act 2009</i></b>		
27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title

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

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

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

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

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

### 30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

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

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

### 34. ***Water Industry Act 2012***

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

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

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

### 36. ***Other charges***

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

## Other Particulars

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

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

## Additional Information

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

## Certificate of Title

Title Reference: CT 6113/398  
Status: CURRENT  
Edition: 2

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Status
07/11/2025	12/11/2025	14655808	MORTGAGE	REGISTERED

Data Available - Dealings completed since 19/08/2025 and unregistered Dealings

## Priority Notices

NIL

## Registrar-General's Notes

No Registrar-General's Notes exist for this title



## Certificate of Title

Title Reference: CT 6113/398  
Status: CURRENT  
Parent Title(s): CT 5305/133  
Dealing(s) Creating Title: PS 11955201  
Title Issued: 03/07/2013  
Edition: 2

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
07/11/2025	12/11/2025	14655808	MORTGAGE	REGISTERED	BEYOND BANK AUSTRALIA LTD. (ACN: 087 651 143)
13/11/2020	18/11/2020	13408538	TRANSFER	REGISTERED	JACOB BERNARD LEE MATTHEWS, KATE ELIZABETH MATTHEWS
17/06/2013	04/07/2013	11955202	ENCUMBRANCE	REGISTERED	ICA (SOUTH AUSTRALIA) PTY. LTD. (IN LIQUIDATION) (RECEIVERS AND MANAGERS APPOINTED) (CONTROLLERS APPOINTED) (ACN: 062 706 192)

## Certificate of Title

Title Reference CT 6113/398  
Status CURRENT  
Easement YES  
Owner Number 14007684  
Address for Notices 11 WALLMAN ST YANKALILLA, SA 5203  
Area 785m<sup>2</sup> (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

JACOB BERNARD LEE MATTHEWS  
KATE ELIZABETH MATTHEWS  
OF 2 BLUE BAY AVENUE ALDINGA BEACH SA 5173  
AS JOINT TENANTS

## Description of Land

ALLOTMENT 21 DEPOSITED PLAN 43705  
IN THE AREA NAMED WIRRINA COVE  
HUNDRED OF YANKALILLA

## Last Sale Details

Dealing Reference TRANSFER (T) 13408538  
Dealing Date 13/11/2020  
Sale Price \$40,000  
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

## Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
ENCUMBRANCE	11955202	ICA (SOUTH AUSTRALIA) PTY. LTD. (IN LIQUIDATION) (RECEIVERS AND MANAGERS APPOINTED) (CONTROLLERS APPOINTED) (ACN: 062 706 192)
MORTGAGE	14655808	BEYOND BANK AUSTRALIA LTD. (ACN: 087 651 143)

Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
2631385014	CURRENT	17 SEAVIEW AVENUE, WIRRINA COVE, SA 5204

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

Valuation Number	2631385014
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/2019
Property Location	17 SEAVIEW AVENUE, WIRRINA COVE, SA 5204
Local Government	YANKALILLA
Owner Names	KATE ELIZABETH MATTHEWS JACOB BERNARD LEE MATTHEWS
Owner Number	14007684
Address for Notices	11 WALLMAN ST YANKALILLA, SA 5203
Zone / Subzone	GCE - Golf Course Estate
Water Available	Yes
Sewer Available	Yes
Land Use	4100 - Vacant Land-Urban
Description	L
Local Government Description	Vacant Land

## Parcels

Plan/Parcel	Title Reference(s)
D43705 ALLOTMENT 21	CT 6113/398

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$124,000	\$124,000			
Previous	\$114,000	\$114,000			

## Building Details

Valuation Number	2631385014
Building Style	Not Available
Year Built	Not Available
Building Condition	Not Available
Wall Construction	Not Available
Roof Construction	Not Available
Equivalent Main Area	Not Available
Number of Main Rooms	Not Available

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



**DISTRICT COUNCIL OF YANKALILLA**  
**PO Box 9, Yankalilla SA 5203**  
**Council Office:** 1 Charles Street, Yankalilla SA 5203  
**Phone:** (08) 8558 0200  
**Fax:** (08) 8558 2022  
**Email:** [council@yankalilla.sa.gov.au](mailto:council@yankalilla.sa.gov.au)  
**ABN:** 17163010187

**Cert. No:** 8831

**Ref:** 2631385014

**Your Ref:**

18 November 2025

JBL & KE MATTHEWS  
C/- TUCKFIELDS  
PO BOX 120  
COLLINSWOOD SA 5081

Dear Sir/Madam,

### **REQUEST FOR INFORMATION**

We refer to your request and now attach particulars and documentary material which Council must supply pursuant to the provisions of the Local Government Act 1999 and/or the Land and Business (Sale and Conveyancing) Act 1994.

Updates to Certificate of Liabilities are not provided verbally. If you require an update, please e-mail a request to Council, at [council@yankalilla.sa.gov.au](mailto:council@yankalilla.sa.gov.au), with a copy of Page 1 from this certificate, and Council will e-mail a reply.

Be aware that fines/interest are imposed each month on any rates and arrears owing. Certificates older than three months from date of issue must be searched again and a new fee paid. Any certificate issued in a previous rating year must also be re-searched and a new fee paid. In addition, this Council is unable to process 24 hour urgent searches, but we will do our best to process these requests as quickly as possible.

Please advise Council of the name/s in full of the new owner/s of this property, including their **postal** address, immediately after settlement and/or transfer is effected.

Yours faithfully,

A handwritten signature in black ink, appearing to be "R. J. Matthews", written over a horizontal line.

Chief Executive Officer

Enc.



JBL & KE MATTHEWS  
C/- TUCKFIELDS  
PO BOX 120  
COLLINSWOOD SA 5081

**Cert No: 8831**

**Date: 20 November 2025**  
**Applicants Ref:**

**LAND DETAILS****Property Address:** 17 Seaview Ave, WIRRINA COVE 5204**Property Description:** Lot 21 D43705 Hd Yankalilla **CV:** \$124000.00**Owners:** Jacob Bernard Lee Matthews, Kate Elizabeth Matthews**Assessment Number:** A39098**Valuation Number:** 2631385014**Certificate of Title:** 6113/398**Approx. Area:** 0.0785 Ha**CERTIFICATE OF LIABILITIES**

Section 187 of Local Government Act 1999

(a) The amount of any liability for rates or charges on the land imposed	Differential General Rates 2025/26	\$1200.00
	Add Regional Landscape Levy 2025/26	\$11.85
	Less Council Remission/Rebate	- \$0.00
	Less Payments Received	- \$450.00
	Add Fines, Interest and Arrears	- \$211.45
	Add Debt Collection Costs	\$0.00

**BALANCE****\$550.40**

(b) Instalments	Number	Due Date	Owing
	1	01 September 2025	\$0.00
	2	01 December 2025	\$0.00
	3	02 March 2026	\$248.40
	4	01 June 2026	\$302.00

(c) Balance is outstanding as at the date of this certificate, **20 November 2025**.

(Amounts shown as paid on this certificate may be subject to clearance by a bank.)

If you wish to pay outstanding rates using BPay, details for **this** property are: **Biller Code:** 45377, **Reference No:** 1000390988 .Minimum Differential General Rate for 2025/26, applicable to non contiguous (non adjoining) properties, is **\$1200.00**.

The Local Government Act provides that Councils impose an initial fine of 2% on any Rate Instalment not paid on or before the due date. Upon the expiration of each month after the date the Instalment first becomes due, additional interest as prescribed under the Local Government Act 1999 will be calculated on the outstanding amount including any interest that has been previously levied. Fines/interest are imposed each month on any rates and arrears owing.

Works may be carried out, for which charges will be raised, in addition to this Sec 187 Certificate. (See attached notice where applicable.)

Certificates older than three (3) months from date of issue must be searched again and a new fee paid. Any certificate issued in a previous rating year must also be re-searched and a new fee paid. If you require an update within the three (3) months, please send a request to Council, at [council@yankalilla.sa.gov.au](mailto:council@yankalilla.sa.gov.au), with a copy of this page from the original certificate, and Council will e-mail a reply.

Please advise Council of the name/s and **postal address** in full of the new owner/s of this property immediately after settlement and/or transfer is effected.

See Rates section at [www.yankalilla.sa.gov.au](http://www.yankalilla.sa.gov.au) for details about rating methods. If you have any queries regarding the Certificate of Liabilities, please ask for our Rates Department on 8558 0200.

**Certified finance section:**

**Date:****20/11/2025**

**PART 1 – ITEMS THAT MUST BE INCLUDED IN STATEMENT**  
Section 12 of Land and Business (Sale & Conveyancing) Act 1994 and Regulations 1995

**PRESCRIBED ENCUMBRANCE**

**OTHER PARTICULARS REQUIRED**

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

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

**NOT APPLICABLE** OR See attached authorisation OR  
YES, but records incomplete

PLEASE NOTE: Council will include all available copies of conditions on record for your information

***Repealed Act conditions***

Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), City of Adelaide Development Control Act 1976 (repealed), Planning Act 1982 (repealed), or Planning and Development Act 1966 (repealed).

**NOT APPLICABLE** OR See attached approval OR  
YES, but records incomplete

PLEASE NOTE: Council will include all available copies of conditions on record for your information

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

Part 5 – Planning and Design Code

Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):

**See section 7 Report – PDI Act**

Is there a State Heritage place on the land or is the land situated in a State Heritage area?

**See section 7 Report – PDI Act**

Is the land designated as a local heritage place?

**See section 7 Report – PDI Act**

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?

**See section 7 Report – PDI Act**

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?

**Please refer to;**

[https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations)

Section 127 – Condition (that continues to apply) of a development authorisation

**NOT APPLICABLE** OR See attached notice

**PART 2 – ITEMS TO BE INCLUDED IF LAND AFFECTED**

Section 12 of Land and Business (Sale &amp; Conveyancing) Act 1994 and Regulations 1995

**PRESCRIBED ENCUMBRANCE****OTHER PARTICULARS REQUIRED*****Development Act 1993 (repealed)***

Section 50(1) - Requirement to vest land in a Council or the Crown to be held as open space

**NOT APPLICABLE** OR See attached requirement

Section 50(2) - Agreement to vest land in a Council or the Crown to be held as open space

**NOT APPLICABLE** OR See attached agreement

Section 55 – Order to remove or perform work

**NOT APPLICABLE** OR See attached order

Section 56 - Notice to complete development

**NOT APPLICABLE** OR See attached notice

Section 57 - Land management agreement

**NOT APPLICABLE** OR See attached land management agreement

Section 69 - Emergency order

**NOT APPLICABLE** OR See attached order

Section 71 - Fire safety notice

**NOT APPLICABLE** OR See attached notice

Section 84 - Enforcement notice

**NOT APPLICABLE** OR See attached notice

Section 85(6), 85(10) or 106 - Enforcement order

**NOT APPLICABLE** OR See attached order

Part 11 Division 2 - Proceedings

**NOT APPLICABLE** OR See attached proceedings or determination**Confirmed – Planning/development section:****...Date:...20/11/2025.**



### Fire and Emergency Services Act 2005

Section 105F (or section 56 or 83 (repealed)) –  
Notice to take action to prevent outbreak or  
spread of fire  
If you have any queries, please ask for our Fire  
Prevention Officer on 8558 0200.

NOT APPLICABLE OR See attached notice

**Confirmed – Enforcement/compliance section:**

...Date:.....19/11/2025.....

### Food Act 2001

Section 44 – Improvement notice

NOT APPLICABLE OR See attached notice

Section 46 – Prohibition order

NOT APPLICABLE OR See attached order

**Confirmed – Environmental health section:**

...Date:.....20/11/2025....

### Housing Improvement Act 1940 (repealed)

Section 23 – declaration that house is  
undesirable or unfit for human habitation

NOT APPLICABLE – check with SA Housing Trust OR  
See attached declaration

Part 7 (rent control for substandard houses)  
– Notice or declaration

NOT APPLICABLE – check with SA Housing Trust OR  
See attached declaration

**Confirmed – Building/development section:**

...Date:.....20/11/2025.....

### Land Acquisition Act 1969

Section 10 – Notice of intention to acquire

NOT APPLICABLE OR See attached notice, order etc.

### Local Government Act 1934 (repealed)

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

NOT APPLICABLE OR See attached notice, order etc.

### Local Government Act 1999

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

NOT APPLICABLE OR See attached notice, order etc.

**Confirmed – General section:**

...Date:.....20/11/2025.....

**Local Nuisance and Litter Control Act 2016**

Section 30 – Nuisance or litter abatement notice

NOT APPLICABLE OR See attached notice

**Planning, Development and Infrastructure Act 2016**

Section 141 – Order to remove or perform work

NOT APPLICABLE OR See attached order

Section 142 - Notice to complete development

NOT APPLICABLE OR See attached notice

Section 155 - Emergency order

NOT APPLICABLE OR See attached order

Section 157 - Fire safety notice

NOT APPLICABLE OR See attached notice

Section 192 or 193 – Land management agreement

NOT APPLICABLE OR See attached agreement

Section 198(1) - Requirement to vest land in a Council or the Crown to be held as open space

NOT APPLICABLE OR See attached requirement

Section 198(2) - Agreement to vest land in a Council or the Crown to be held as open space

NOT APPLICABLE OR See attached agreement

Part 16 Division 1 - Proceedings

NOT APPLICABLE OR See attached proceedings or determination

Section 213 - Enforcement notice

NOT APPLICABLE OR See attached notice

Section 214(6), 214(10) or 222 – Enforcement order


NOT APPLICABLE OR See attached order

**Confirmed – Building/development section:**




**...Date: 20/11/2025.....**

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

Part 3 - Notice	NOT APPLICABLE OR See attached notice
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 – Condition (that continues to apply) of an approval	NOT APPLICABLE OR See attached approval OR YES, but records incomplete
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked)</i> regulation 19 – Maintenance order (that has not been complied with)	NOT APPLICABLE OR See attached order
<b>Confirmed – Environmental health section:</b>  ...Date:...20/11/2025.....	

**South Australian Public Health Act 2011**

Section 92 - Notice	NOT APPLICABLE OR See attached notice
<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 – Condition (that continues to apply) of an approval	NOT APPLICABLE OR See attached approval OR YES, but records incomplete
<b>Other charges</b>	
Charge of any kind affecting the land (not included in another item)	NOT APPLICABLE OR See attached
<b>Confirmed – Health section:</b>  ...Date:...20/11/2025.....	

**PARTICULARS OF BUILDING INDEMNITY INSURANCE**

Section 12 of Land and Business (Sale &amp; Conveyancing) Act 1994 and Regulations 1995

**Note: Building indemnity insurance is not required for –**

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

Building Indemnity Insurance is required.

**No** OR See attached details OR No record**Exemption from holding insurance:**

If particulars of insurance are not given –

Has an exemption been granted under Section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

**No** OR See attached details.**PARTICULARS RELATING TO ENVIRONMENT PROTECTION**

Section 12 of Land and Business (Sale &amp; Conveyancing) Act 1994 and Regulations 1995

**Further information held by councils**

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

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

**No** OR Yes, see following details.

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

A "Yes" answer to paragraph (a) of the question may indicate that a **potentially contaminating activity** has taken place at the land (see Sections 103C & 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.

**Certified Development Section:**


Date:.....20/11/2025.....

If you have any queries regarding questions in the Development Section, please ask for our **Development Section** on 8558 0200.



**DISTRICT COUNCIL OF YANKALILLA**  
[www.yankalilla.sa.gov.au](http://www.yankalilla.sa.gov.au)

### **NOTES**

**SMOKE ALARMS:** As from 1.2.1998 and within 6 months from the day on which the title is transferred, the dwelling **MUST** have a smoke alarm or smoke alarms in accordance with the Fire Safety Requirements, that are powered through a mains source of electricity.

**ENCUMBRANCES:** Refer to Certificate of Title for charges or encumbrances over land of which the Council has the benefit.

**UNMADE ROAD RESERVES:** If there are unmade road reserves on or adjoining this property, Council may be issuing invoices for Permits for business purposes under Sec 222 of the Local Government Act 1999.

**FIRE PREVENTION:** Sec 105F of Fire & Emergency Services Act 2005 requires owners of private land to take reasonable steps to prevent or inhibit the outbreak and spread of fires. Fire Danger Season starts on 1 December and ends 30 April, subject to change by CFS depending on seasonal conditions. Contact our Fire Prevention Officer on 8558 0200 for requirements and further information.

**DOGS:** Legislation in SA requires all dogs of or over 3 months of age must be registered. Council has for some time now placed limits on the number of dogs per dwelling. Contact us on 8558 0200 for requirements and further information.

**WASTE & RECYCLING:** Collection day varies across the region, please refer to [www.fleurieuregionalwasteauthority.com.au](http://www.fleurieuregionalwasteauthority.com.au) for collection schedule. For all waste & recycling enquiries, contact Fleurieu Regional Waste Authority on 08 8555 7405 or [admin@frwa.com.au](mailto:admin@frwa.com.au).

**STATE GOVERNMENT CONCESSIONS:** Contact the ConcessionsSA Hotline 1800 307 758 or go to [www.sa.gov.au/concessions](http://www.sa.gov.au/concessions) for more information.

**RATES:** District Council of Yankalilla has adopted a rating system using a Differential General Rate, based on Land Use, with a minimum rate. This is applied to the Capital Valuations, supplied by State Valuation Office, to calculate rates. For 2025/26, the rates in the dollar declared are:

0.367981 cents in the dollar	Residential/Commercial/Industrial/Other Land Uses
0.367981 cents in the dollar	Primary Production Land Use
0.496774 cents in the dollar	Vacant Land
<b>Minimum rate declared</b>	<b>\$1200.00</b>

Council is required to collect the Regional Landscape Levy for the Hills and Fleurieu Landscape Board. A separate rate of 0.009579 cents in the dollar was declared for 2025/26. Council is operating as a revenue collector for the Hills and Fleurieu Landscape Board in this regard and does not retain this revenue or determine how the revenue is spent.

**WATER SUPPLY:** If you are moving into the district, be aware you may not receive a water supply to your property. Check with SA Water if unsure.

**POSTAL DELIVERY:** If you are moving into the district, be aware you may not receive postal delivery to your property. Check with the local Post Office, as **you may need to organise a PO Box number.**

For a new resident pack please contact us on 8558 0200 and one can be organised for you.

# Data Extract for Section 7 search purposes

Valuation ID 2631385014

**Data Extract Date:** 18/11/2025

## Important Information

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

**Parcel ID:** D43705 AL21

**Certificate Title:** CT6113/398

**Property Address:** 17 SEAVIEW AV WIRRINA COVE SA 5204

## Zones

Golf Course Estate (GCE)

## Subzones

No

## Zoning overlays

### Overlays

#### **Hazards (Bushfire - Medium Risk) (Medium)**

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

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

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

#### **Native Vegetation**

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

#### **Prescribed Water Resources Area**

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

### Is the land situated in a State Heritage Place/Area

No

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

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

### Is the land designated as a Local Heritage Place

No

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

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

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code (the Code) to be a significant tree or trees on the land? (Note: there may be regulated and/or significant trees on the land that are not listed in the Code - see below).

No

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

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information.

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

### Associated Development Authorisation Information

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

No

### Land Management Agreement (LMA)

No

# NOTIFICATION OF CHANGE OF OWNERSHIP for the District Council of Yankalilla

Vendor/purchaser or representative of same to complete and return to :

District Council of Yankalilla  
PO Box 9  
YANKALILLA SA 5203

Phone enquiries: 8558 0200

Fax : 8558 2022

Email: council@yankalilla.sa.gov.au

---

Property No or Billing No:.....

Certificate of title No:.....Valuation No:.....

Property Address:.....

.....

Vendor's Name:.....

.....

Vendor's Forwarding Address/Phone No:.....

.....

---

Purchaser's name(Mr/Mrs/Ms/Miss):.....

.....

Purchaser's name(Mr/Mrs/Ms/Miss):.....

.....

Email Address: .....

Phone No: .....

Postal Address for Rates Notice:.....

.....

Please be aware that a large portion of our council area does not receive postal delivery to the property.

Residential Address (if different to above):.....

.....

---

Date of settlement:.....

.....  
Name of Purchaser/Agent

.....  
Signature of Purchaser/Agent

Date: .....





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: 2731317

TUCKFIELD CONVEYANCING PTY LTD  
79A HAMPSTEAD ROAD  
MANNINGHAM SA 5086

DATE OF ISSUE

18/11/2025

**ENQUIRIES:**

Tel: (08) 8372 7534

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

OWNERSHIP NUMBER

14007684

OWNERSHIP NAME

J B & K E MATTHEWS

PROPERTY DESCRIPTION

17 SEAVIEW AV / WIRRINA COVE SA 5204 / LT 21

ASSESSMENT NUMBER

2631385014

TITLE REF.  
(A "+" indicates multiple titles)

CT 6113/398

CAPITAL VALUE

\$124,000.00

AREA / FACTOR

R2  
0.500

LAND USE / FACTOR

VA  
0.300

LEVY DETAILS:

FINANCIAL YEAR

2025-2026

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00

\$ 15.70

\$ 6.20

\$ 0.00

\$ -59.50

\$ 0.00

Please Note:

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

EXPIRY DATE

16/02/2026



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

**OFFICIAL: Sensitive**

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

## PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billor Code: 456285 Ref: 7011346215</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> <small>® Registered to BPAY Pty Ltd ABN 69 079 137 518</small></p>	 <p>To pay via the internet go to: <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to: <b>Please refer below.</b> Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
--	--	--

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

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865  
Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2731317

DATE OF ISSUE

18/11/2025

TUCKFIELD CONVEYANCING PTY LTD  
79A HAMPSTEAD ROAD  
MANNINGHAM SA 5086

**ENQUIRIES:**

Tel: (08) 8372 7534

Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)OWNERSHIP NAME  
J B & K E MATTHEWSFINANCIAL YEAR  
2025-2026PROPERTY DESCRIPTION  
17 SEAVIEW AV / WIRRINA COVE SA 5204 / LT 21

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
2631385014	CT 6113/398	\$124,000.00	0.0785 HA

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

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

Please Note:

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

ON OR BEFORE 16/02/2026

See overleaf for further information

**Government of  
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

## CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate



Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

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

## PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Billers Code: 456293 Ref: 7011346124  Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> <small>® Registered to BPAY Pty Ltd ABN 69 079 137 518</small>	  To pay via the internet go to: <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a>	  Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to: <b>Please refer below.</b> Revenue SA Locked Bag 555 ADELAIDE SA 5001
--	---	---

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



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

Next action may be the forwarding of the debt details to a collection agency for recovery of the outstanding rates (no costs incurred at this stage). Recovery action may include a visit to the property and commencement of legal action. If further information is required please contact SA Waters Collection Unit on telephone (08) 7424 1560.

## South Australian Water Corporation

**Name:**

J B &amp; K E MATTHEWS

**Water & Sewer Account**Acct. No.: **26 31385 01 4****Amount:** \_\_\_\_\_**Address:**17 SEAVIEW AV WIRRINA COVE LT21  
D43705

---

### Payment Options

**EFT****EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	2631385014

**Bill code: 8888****Ref: 2631385014**

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at [bpay.com.au](http://bpay.com.au)

**Paying online**

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

**Paying by phone**

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

SA Water account number: 2631385014