

Form 1—Vendor's statement

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

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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: **NOT APPLICABLE**
Address:
- 3 Vendor: **JAMES FREDERICK BASIL GOLDING AND MARGARET BERNICE GOLDING**
Address: **48/91 MAIN ROAD MCLAREN VALE SA 5171**
- 4 Vendor's registered agent: **Ouwens Casserly Real Estate Pty. Ltd.**
Address: **190 Unley Road Unley SA 5061**
- 5 Date of contract (if made before this statement is served): / /2023
- 6 Description of the land: **30B TWENTYEIGHT ROAD MCLAREN VALE SA 5171 BEING THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME 6168 FOLIO 193 BEING ALLOTMENT 9 FILED PLAN 153295 IN THE AREA NAMED MCLAREN VALE HUNDRED OF WILLUNGA**

Part B—Purchaser's cooling-off rights and proceeding with the purchaser

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:
48/91 MAIN ROAD MCLAREN VALE SA 5171
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:
FAX: N/A **EMAIL: NICKV@OCRE.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:
190 UNLEY ROAD UNLEY SA 5061
(being the agent's address for service under the *Land Agents Act 1994*)

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;
- (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;
- (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;
- (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, **JAMES FREDERICK BASIL GOLDING AND MARGARET BERNICE GOLDING**, of **48/91 MAIN ROAD MCLAREN VALE SA 5171** the vendors 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:

04 / 03 / 2023

04 / 03 / 2023

james frederick basil golding

james frederick basil golding

Signed:
 JAMES FREDERICK BASIL GOLDING JAMES FREDERICK BASIL GOLDING
 AS POWER OF ATTORNEY FOR
 MARGARET BERNICE GOLDING

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

(section 9)

To the purchaser:

I, **LISA MARIE AMABILI** of **147 FROME STREET ADELAIDE SA 5000**

certify that 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: 03/03/2023

Amabili

Signed:
 Person authorised to act on behalf of Vendor's agent (pursuant to the agent's written authority)

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 one 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.]

1. General

<p>1.1</p>	<p>Mortgage of land</p> <p>NOT APPLICABLE</p>	<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>Number of mortgage (if registered):</p> <p>Name of mortgagee:</p>	
<p>1.2</p>	<p>Easement (whether over the land or annexed to the land)</p> <p>Note—</p> <p>"Easement" includes rights of way and party wall rights</p>	<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> REFER PROPERTY INTEREST REPORT – STATUTORY EASEMENTS</p> <p>Description of land subject to easement: PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE</p> <p>Nature of easement: STATUTORY EASEMENT TO SA POWER NETWORKS</p> <p>Are you aware of any encroachment on the easement? NO</p> <p>If YES, give details:</p> <p>If there is an encroachment, has approval for the encroachment been given? N/A</p> <p>If YES, give details:</p>	<p>YES</p> <p>NO</p> <p>YES</p>

Easement (whether over the land or annexed to the land)	<i>Is this item applicable?</i>	YES
	<i>Will this be discharged or satisfied prior to or at settlement?</i>	NO

Note— "Easement" includes rights of way and party wall rights	<i>Are there attachments?</i> REFER CT 6168/193 AND TG 12420394, TG 12420393, TG 10903888, TG 10903889, FP 153295 AND FP 250052	YES
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1. REFER THE LAND MARKED G ON F250052
2. REFER THE LAND MARKED G ON F250052
3. REFER THE LAND MARKED B ON F250052
4. REFER THE LAND MARKED D ON F250052
5. REFER THE LAND MARKED H ON F250052
6. REFER THE LAND MARKED A ON F250052

Description of land subject to easement:

1. PORTION OF THE LAND MARKED G ON
F250052
2. PORTION OF THE LAND MARKED G ON
F250052
3. PORTION OF THE LAND MARKED B ON F250052
4. PORTION OF THE LAND MARKED D ON
F250052
5. PORTION OF THE LAND MARKED H ON
F250052
6. PORTION OF THE LAND MARKED A ON F250052

Nature of easement:

1. TOGETHER WITH EASEMENT(S) OVER PORTION
OF ALLOTMENT 50 MARKED G ON F250052
FOR THE TRANSMISSION OF ELECTRICITY BY
UNDERGROUND CABLE (TG 12420394)
2. TOGETHER WITH EASEMENT(S) OVER PORTION
OF ALLOTMENT 53 MARKED G ON F250052
FOR THE TRANSMISSION OF ELECTRICITY BY
UNDERGROUND CABLE (TG 12420393)
3. TOGETHER WITH EASEMENT(S) OVER THE
LAND MARKED B ON F250052 FOR THE
TRANSMISSION OF ELECTRICITY BY
UNDERGROUND CABLE (TG 10903888)
4. TOGETHER WITH EASEMENT(S) OVER THE
LAND MARKED D ON F250052 FOR WATER
SUPPLY PURPOSES (TG 10903889)
5. TOGETHER WITH EASEMENT(S) OVER THE
LAND MARKED H ON F250052 FOR WATER
SUPPLY PURPOSES (TG 12420394)
6. TOGETHER WITH FREE AND UNRESTRICTED
RIGHT(S) OF WAY OVER THE LAND MARKED A
ON F250052

Are you aware of any encroachment on the easement?
NO

If YES, give details:

		<p>If there is an encroachment, has approval for the encroachment been given? N/A</p> <p>If YES, give details:</p>	
1.3	<p>Restrictive covenant</p> <p>NOT APPLICABLE</p>	<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>Nature of restrictive covenant:</p> <p>Name of person in whose favour restrictive covenant operates:</p> <p>Does the restrictive covenant affect the whole of the land being acquired?</p> <p>If NO, give details:</p> <p>Does the restrictive covenant affect land other than that being acquired?</p>	
1.4	<p>Lease, agreement for lease, tenancy agreement or licence</p> <p>(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.)</p> <p>NOT APPLICABLE</p>	<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>Names of parties:</p> <p>Period of lease, agreement for lease etc:</p> <p>From to</p> <p>Amount of rent or licence fee:</p> <p>\$ per (period)</p> <p>Is the lease, agreement for lease etc in writing?</p> <p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify—</p> <p>(a) the Act under which the lease or licence was granted:</p> <p>(b) the outstanding amounts due (including any interest or penalty):</p>	
5. Development Act 1993			
5.1	<p>section 42—Condition (that continues to apply) of a development authorisation</p>	<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> REFER CITY OF ONKAPARINGA COUNCIL SEARCH SECTION 42</p> <p>Condition(s) of authorisation: REFER CITY OF ONKAPARINGA COUNCIL SEARCH</p>	<p>YES</p> <p>NO</p> <p>YES</p>
6. Repealed Act conditions			
6.1		<i>Is this item applicable?</i>	YES

	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 1966</i> (repealed)	<i>Will this be discharged or satisfied prior to or at settlement?</i>	NO
		<i>Are there attachments?</i> REFER CITY OF ONKAPARINGA COUNCIL SEARCH PLANNING ACT 1982 (REPEALED)	YES
		Nature of condition(s): REFER CITY OF ONKAPARINGA COUNCIL SEARCH	
18. Landscape South Australia Act 2019			
18.2	section 78—Notice to pay levy in respect of right to take water or taking of water	<i>Is this item applicable?</i>	YES
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	NO*
	*WATER LICENCE NO. 4391-00 IS EXCLUDED AND WILL NOT BE TRANSFERRED WITH THE SALE OF THE PROPERTY	<i>Are there attachments?</i> REFER DEPARTMENT FOR ENVIRONMENT AND WATER RESPONSE DATED 22/02/2023 AND LICENCE NO. 4391-00	YES
		Date of notice: 22/02/2023	
		Amount of levy payable: REFER DEPARTMENT FOR ENVIRONMENT AND WATER RESPONSE DATED 22/02/2023 AND LICENCE NO. 4391-00	
18. Landscape South Australia Act 2019			
18.10	Section 135—Water resource works approval NOT APPLICABLE	<i>Is this item applicable?</i>	
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	
		<i>Are there attachments?</i> REFER DEPARTMENT FOR ENVIRONMENT AND WATER RESPONSE DATED 22/02/2023 AND LICENCE NO. 4391-00	YES
		Details of site where works are authorised:	
18. Landscape South Australia Act 2019			
18.11	Section 142—Site use approval NOT APPLICABLE	<i>Is this item applicable?</i>	
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	
		<i>Are there attachments?</i> REFER DEPARTMENT FOR ENVIRONMENT AND WATER RESPONSE DATED 22/02/2023 AND LICENCE NO. 4391-00	YES
		Details of location where water use is allowed:	
28. Phylloxera and Grape Industry Act 1995			
28.1	section 23(1)—Notice of contribution payable	<i>Is this item applicable?</i>	YES
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	NO
		<i>Are there attachments?</i> REFER THE PHYLLOXERA AND GRAPE INDUSTRY BOARD OF SOUTH AUSTRALIA RESPONSE DATED 22/02/2023	YES
		Date of notice: 22/02/2023	

Name of person or body giving notice: **THE PHYLLOXERA AND GRAPE INDUSTRY BOARD OF SOUTH AUSTRALIA**

Terms of notice: **REFER THE PHYLLOXERA AND GRAPE INDUSTRY BOARD OF SOUTH AUSTRALIA RESPONSE DATED 22/02/2023**

Amount payable (as stated in notice): **REFER THE PHYLLOXERA AND GRAPE INDUSTRY BOARD OF SOUTH AUSTRALIA RESPONSE DATED 22/02/2023**

29. Planning, Development and Infrastructure Act 2016

29.1	Part 5- Planning and Design Code <i>Note - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.]</i>	<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> REFER CITY OF ONKAPARINGA COUNCIL SEARCH PLANNING, DEVELOPMENT & INFRASTRUCTURE ACT 2016</p>	<p>YES</p> <p>NO</p> <p>YES</p>
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Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):

ZONE: RURAL (RU)

SUBZONE: NIL

ZONING OVERLAYS: REFER CITY OF ONKAPARINGA COUNCIL SEARCH ZONING OVERLAYS

Is there a State heritage place on the land or is the land situated in a State heritage area? **NO**

Is the land designated as a local heritage place? **NO**

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? **NO**

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

YES – REFER CITY OF ONKAPARINGA COUNCIL SEARCH, PLANSA PORTAL AND PROPERTY INTEREST REPORT
https://plan.sa.gov.au/have_your_say/general_consultations.

Note - For further information about the Planning and Design Code visit www.code.plan.sa.gov.au.

29.2	section 127—Condition (that continues to apply) of a development authorisation NOT APPLICABLE	<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>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p>	
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Schedule—Division 2—Other particulars

(section 7(1)(b))

Particulars relating to environment protection

1—Interpretation

- (1) In this and the following items (items 1 to 7 inclusive)—

domestic activity has the same meaning as in the *Environment Protection Act 1993*;

environmental assessment, in relation to land, means an assessment of the existence or nature or extent of—

- (a) site contamination (within the meaning of the *Environment Protection Act 1993*) at the land; or
- (b) any other contamination of the land by chemical substances,

and includes such an assessment in relation to water on or below the surface of the land;

EPA means the Environment Protection Authority established under the *Environment Protection Act 1993*;

pre-1 July 2009 site audit, in relation to land, means a review (carried out by a person recognised by the EPA as an environmental auditor) that examines environmental assessments or remediation of the land for the purposes of determining—

- (a) the nature and extent of contamination of the land by chemical substances present or remaining on or below the surface of the land; and
- (b) the suitability of the land for a particular use; and
- (c) what remediation is or remains necessary for a particular use,

but does not include a site contamination audit (as defined below) completed on or after 1 July 2009;

pre-1 July 2009 site audit report means a detailed written report that sets out the findings of a pre-1 July 2009 site audit;

prescribed commercial or industrial activity—see item 1(2);

prescribed fee means the fee prescribed under the *Environment Protection Act 1993* for inspection of, or obtaining copies of information on, the public register;

public register means the public register kept by the EPA under section 109 of the *Environment Protection Act 1993*;

site contamination audit has the same meaning as in the *Environment Protection Act 1993*;

site contamination audit report has the same meaning as in the *Environment Protection Act 1993*.

- (2) For the purposes of this and the following items (items 1 to 7 inclusive), each of the following activities (as defined in Schedule 3 clause 2 of the *Environment Protection Regulations 2009*) is a prescribed commercial or industrial activity:

abrasive blasting	acid sulphate soil generation	agricultural activities
airports, aerodromes or aerospace industry	animal burial	animal dips or spray race facilities
animal feedlots	animal saleyards	asbestos disposal
asphalt or bitumen works	battery manufacture, recycling or disposal	breweries
brickworks	bulk shipping facilities	cement works
ceramic works	charcoal manufacture	coal handling or storage
coke works	compost or mulch production or storage	concrete batching works
curing or drying works	defence works	desalination plants
dredge spoil disposal or storage	drum reconditioning or recycling works	dry cleaning
electrical or electronics component manufacture	electrical substations	electrical transformer or capacitor works
electricity generation or power plants	explosives or pyrotechnics facilities	fertiliser manufacture
fibreglass manufacture	fill or soil importation	fire extinguisher or retardant manufacture
fire stations	fire training areas	foundry
fuel burning facilities	furniture restoration	gasworks
glass works	glazing	hat manufacture or felt processing
incineration	iron or steel works	laboratories
landfill sites	lime burner	metal coating, finishing or spray painting
metal forging	metal processing, smelting, refining or metallurgical works	mineral processing, metallurgical laboratories or mining or extractive industries
mirror manufacture	motor vehicle manufacture	motor vehicle racing or testing venues
motor vehicle repair or maintenance	motor vehicle wrecking yards	mushroom farming
oil recycling works	oil refineries	paint manufacture
pest control works	plastics manufacture works	printing works
pulp or paper works	railway operations	rubber manufacture or processing
scrap metal recovery	service stations	ship breaking
spray painting	tannery, fellmongery or hide curing	textile operations
transport depots or loading sites	tyre manufacture or retreading	vermiculture
vessel construction, repair or maintenance	waste depots	wastewater storage, treatment or disposal

water discharge to underground aquifer	wetlands or detention basins	wineries or distilleries
wood preservation works	Wool scouring or wool carbonising works	works depots (operated by councils or utilities)

2—Pollution and site contamination on the land—questions for vendor

- (1) Is the vendor aware of any of the following activities ever having taken place at the land:
- (a) storage, handling or disposal of waste or fuel or other chemicals (other than in the ordinary course of domestic activities)?
 - (b) importation of soil or other fill from a site at which—
 - (i) an activity of a kind listed in paragraph (a) has taken place; or
 - (ii) a prescribed commercial or industrial activity (see item 1(2) above) has taken place?

YES

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

VENDOR ADVISES VINEYARD HERBICIDES AND FUNGICIDES HAVE BEEN USED ON THE LAND FOR THE CARE OF VINES ON THE PROPERTY

- (2) Is the vendor aware of any prescribed commercial or industrial activities (see item 1(2) above) ever having taken place at the land?

YES

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

VENDOR ADVISES VINEYARD HERBICIDES AND FUNGICIDES HAVE BEEN USED ON THE LAND FOR THE CARE OF VINES ON THE PROPERTY

- (3) Is the vendor aware of any dangerous substances ever having been kept at the land pursuant to a licence under the *Dangerous Substances Act 1979*?

NO

If YES, give details of all dangerous substances that the vendor is aware of and whether they were kept at the land before or after the vendor acquired an interest in the land:

- (4) Is the vendor aware of the sale or transfer of the land or part of the land ever having occurred subject to an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

NO

If YES, give details of each sale or transfer and agreement that the vendor is aware of:

- (5) Is the vendor aware of an environmental assessment of the land or part of the land ever having been carried out or commenced (whether or not completed)?

NO

If YES, give details of all environmental assessments that the vendor is aware of and whether they were carried out or commenced before or after the vendor acquired an interest in the land:

Note—

These questions relate to details about the land that may be known by the vendor. A "YES" answer to the questions at items 2(1) or 2(2) may indicate that a ***potentially contaminating activity*** has taken place at the land (see sections 103C and 103H of the *Environment Protection Act 1993*) and that assessments or remediation of the land may be required at some future time.

A "YES" answer to any of the questions in this item may indicate the need for the purchaser to seek further information regarding the activities, for example, from the council or the EPA.

3—Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

- (a) details of a current licence issued under Part 6 of the *Environment Protection Act 1993* to conduct, at the land—
- (i) a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or
 - (ii) activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act); or
 - (iii) any other prescribed activity of environmental significance under Schedule 1 of that Act?

NO

- (b) details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct, at the land—
- (i) a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or
 - (ii) activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act); or
 - (iii) any other prescribed activity of environmental significance under Schedule 1 of that Act?

NO

- (c) details of a current exemption issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?

NO

- (d) details of an exemption no longer in force issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?

NO

- (e) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land?

NO

- (f) details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?

NO

- (g) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to produce waste of a prescribed kind (within the meaning of that Act) at the land?

NO

- (h) details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land?

NO

Note—

These questions relate to details about licences and exemptions required to be recorded by the EPA in the public register. If the EPA answers "YES" to any of the questions—

- in the case of a licence or exemption under the *Environment Protection Act 1993*—
 - the purchaser may obtain a copy of the licence or exemption from the public register on payment of the prescribed fee; and
 - the purchaser should note that transfer of a licence or exemption is subject to the conditions of the licence or exemption and the approval of the EPA (see section 49 of the *Environment Protection Act 1993*); and
- in the case of a licence under a repealed Act—the purchaser may obtain details about the licence from the public register on payment of the prescribed fee.

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

The EPA will not provide details about licences to conduct the following prescribed activities of environmental significance (within the meaning of Schedule 1 Part A of the *Environment Protection Act 1993*): waste transport business (category A), waste transport business (category B), dredging, earthworks drainage, any other activities referred to in Schedule 1 Part A undertaken by means of mobile works, helicopter landing facilities, marinas and boating facilities or discharges to marine or inland waters.

The EPA will not provide details about exemptions relating to—

- the conduct of any of the licensed activities in the immediately preceding paragraph in this note; or
- noise.

4—Pollution and site contamination on the land—details recorded by EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

- (a) details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)?

NO

- (b) details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*?

NO

- (c) a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?

NO

- (d) a copy of a site contamination audit report?

NO

- (e) details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?
NO
- (f) details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?
NO
- (g) details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?
NO
- (h) details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit?
NO
- (i) details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit?
NO
- (j) details of records, held by the former South Australian Waste Management Commission under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?
NO

Note—

These questions relate to details required to be recorded by the EPA in the public register. If the EPA answers "YES" to any of the questions, the purchaser may obtain those details from the public register on payment of the prescribed fee.

5—Pollution and site contamination on the land—other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

- (a) a copy of a report known as a "Health Commission Report" prepared by or on behalf of the South Australian Health Commission (under the repealed *South Australian Health Commission Act 1976*)?
NO
- (b) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?
NO
- (c) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?
NO

- (d) a copy of a pre-1 July 2009 site audit report?

NO

- (e) details relating to the termination before completion of a pre-1 July 2009 site audit?

NO

Note—

These questions relate to details that the EPA may hold. If the EPA answers "YES" to any of the questions, the purchaser may obtain those details from the EPA (on payment of any fee fixed by the EPA).

6—Further information held by councils

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

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

NO

Note—

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

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

It should be noted that—

- 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.

7—Further information for purchasers

Note—

The purchaser is advised that other matters under the *Environment Protection Act 1993* (that is, matters other than those referred to in this Statement) that may be relevant to the purchaser's further enquiries may also be recorded in the public register. These include:

- details relating to environmental authorisations such as applications, applicants, locations of activities, conditions, suspension, cancellation or surrender of authorisations, disqualifications, testing requirements and test results;
- details relating to activities undertaken on the land under licences or other environmental authorisations no longer in force;
- written warnings relating to alleged contraventions of the *Environment Protection Act 1993*;
- details of prosecutions and other enforcement action;
- details of civil proceedings;
- other details prescribed under the *Environment Protection Act 1993* (see section 109(3)(l)).

Details of these matters may be obtained from the public register on payment to the EPA of the prescribed fee.

If—

- an environment performance agreement, environment protection order, clean-up order, clean-up authorisation, site contamination assessment order or site remediation order has been registered on the certificate of title for the land; or
- a notice of declaration of special management area in relation to the land has been gazetted; or
- a notation has been made on the certificate of title for the land that a site contamination audit report has been prepared in respect of the land; or
- a notice of prohibition or restriction on taking water affected by site contamination in relation to the land has been gazetted,

it will be noted in the items under the heading *Environment Protection Act 1993* under the Table of Particulars in this Statement. Details of any registered documents may be obtained from the Lands Titles Registration Office.

Annexures

The following documents are annexed hereto -

Property Interest Report

Copy of certificate(s) of title to the land

City of Onkaparinga Council Search

FP 250052, FP 153295

TG 12420394, TG 12420393, TG 10903888, TG 10903889

The Phylloxera and Grape Industry Board of South Australia response dated 22/02/2023

Department for Environment and Water response dated 22/02/2023 and Licence No. 4391-00

SA Water, Emergency Service Levy and Land Tax Searches

Form R3 – Buyers Information Notice

Acknowledgement of Receipt

*I/We, the abovenamed Purchaser(s), hereby acknowledge having received this day this Statement under section 7 under the *Land and Business (Sale and Conveyancing) Act* with the annexures as set out above.

Dated this _____ day of _____ 2023

Signed: _____

Purchaser(s)

Property Interest Report

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

Title Reference	CT 6168/193	Reference No. 2442708
Registered Proprietors	J F & M B*GOLDING	Prepared 21/02/2023 10:48
Address of Property	Lot 9 TWENTYEIGHT ROAD, MCLAREN VALE, SA 5171	
Local Govt. Authority	CITY OF ONKAPARINGA	
Local Govt. Address	PO BOX 1 NOARLUNGA CENTRE SA 5168	

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

Table of Particulars

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

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

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

1. General

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

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. **Burial and Cremation Act 2013**

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

State Planning Commission in the Department for Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment has no record of any notice affecting this title

- | | | |
|------|--|--|
| 5.10 | section 84 - Enforcement notice | State Planning Commission in the Department for Trade and Investment 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 Trade and Investment 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 1966</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 Trade and Investment has no record of any conditions that continue to apply, affecting this title

also

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

7. Emergency Services Funding Act 1998

- | | | |
|-----|---------------------------------|---|
| 7.1 | section 16 - Notice to pay levy | An Emergency Services Levy Certificate will be forwarded.
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

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

8. Environment Protection Act 1993

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

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

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

17. Land Acquisition Act 1969

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

18. Landscape South Australia Act 2019

- | | | |
|-------|---|---|
| 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 will respond with details relevant to this item |
| 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 will respond with details relevant to this item |
| 18.11 | section 142 - Site use approval | DEW will respond with details relevant to this item |
| 18.12 | section 166 - Forest water licence | DEW has no record of a forest water licence affecting this title |
| 18.13 | section 191 - Notice of instruction as to keeping or management of animal or plant | The regional landscape board has no record of any notice affecting this title |
| 18.14 | section 193 - Notice to comply with action order for the destruction or control of animals or plants | The regional landscape board has no record of any notice affecting this title |
| 18.15 | section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve | The regional landscape board has no record of any notice affecting this title |
| 18.16 | section 196 - Notice requiring control or quarantine of animal or plant | The regional landscape board has no record of any notice affecting this title |
| 18.17 | section 207 - Protection order to secure compliance with specified provisions of the | The regional landscape board has no record of any notice affecting this title |

Act

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

19. **Land Tax Act 1936**

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

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

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

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

21. **Local Government Act 1999**

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

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

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

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

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

24. **Mining Act 1971**

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

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

25. *Native Vegetation Act 1991*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 28.1 section 23(1) - Notice of contribution payable **The Phylloxera and Grape Industry Board of South Australia has an interest in this property. A response with details of the levy applicable to this property will be forwarded to you directly by 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
- Code Amendment**
- O'Sullivan Beach - proposed amendment seeks to rezone two vacant allotments of approximately 6 hectares, from Strategic Employment Zone to General Neighbourhood Zone, to allow for low to medium density residential development. For more information please refer to the 'Code Amendments' page on the PlanSA portal: or contact the City of Onkaparinga Council.**
- Code Amendment**
- Hackham Code Amendment - seeks to rezone approx. 235 hectares of largely rural land in Hackham and Old Noarlunga as Master Planned Neighbourhood Zone. The affected land is located along Hepenstal Rd, Gates Rd, River Heights Rise, Church Hill Rd, Patapinda Rd, Piggott Range Rd & Main South Rd. Please refer to the 'Code Amendments' page on PlanSA portal: or contact the City of Onkaparinga.**
- Code Amendment**
- Miscellaneous Technical Enhancement - proposes a series of technical amendments which aim to enhance the general performance & operation of the Planning & Design Code (the Code). It is primarily focused on addressing technical & operational elements within the Code, as opposed to changing policy intent or outcomes. For more information, refer to the 'Code Amendments' page on PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone 1800752664.**
- Code Amendment**
- Thaxted Park Golf Course - proposes to rezone two areas of the existing Thaxted Park Golf Course land from the 'Recreation Zone' to the 'General Neighbourhood Zone', to support low-rise (one and two storey) residential development. For more information, refer to the 'Code Amendments' page on PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone 1800752664.**
- 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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
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31. *Public and Environmental Health Act 1987 (repealed)*

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

32. *South Australian Public Health Act 2011*

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

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997 (repealed)*

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

36. Other charges

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference: CT 6168/193
Status: CURRENT
Edition: 1

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title



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 6168 Folio 193

Parent Title(s) CT 6013/455, CT 6168/191
Creating Dealing(s) TG 12420394
Title Issued 13/01/2016 **Edition** 1 **Edition Issued** 13/01/2016

Estate Type

FEE SIMPLE

Registered Proprietor

JAMES FREDERICK BASIL GOLDING
MARGARET BERNICE GOLDING
OF TWENTYEIGHT ROAD MCLAREN VALE SA 5171
AS JOINT TENANTS

Description of Land

ALLOTMENT 9 FILED PLAN 153295
IN THE AREA NAMED MCLAREN VALE
HUNDRED OF WILLUNGA

Easements

TOGETHER WITH EASEMENT(S) OVER PORTION OF ALLOTMENT 50 MARKED G ON F250052 FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (TG 12420394)

TOGETHER WITH EASEMENT(S) OVER PORTION OF ALLOTMENT 53 MARKED G ON F250052 FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (TG 12420393)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED B ON F250052 FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (TG 10903888)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED D ON F250052 FOR WATER SUPPLY PURPOSES (TG 10903889)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED H ON F250052 FOR WATER SUPPLY PURPOSES (TG 12420394)

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A ON F250052

Schedule of Dealings

NIL

Notations

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

Certificate of Title

Title Reference	CT 6168/193
Status	CURRENT
Easement	YES
Owner Number	01402642
Address for Notices	TWENTYEIGHT ROAD MCLAREN VALE SA 5171
Area	2.40ha (APPROXIMATE)

Estate Type

Fee Simple

Registered Proprietor

JAMES FREDERICK BASIL GOLDING
MARGARET BERNICE GOLDING
OF TWENTYEIGHT ROAD MCLAREN VALE SA 5171
AS JOINT TENANTS

Description of Land

ALLOTMENT 9 FILED PLAN 153295
IN THE AREA NAMED MCLAREN VALE
HUNDRED OF WILLUNGA

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
8668560119	PROPOSED CANCELLED	30B TWENTYEIGHT ROAD, MCLAREN VALE, SA 5171
8668585009	PROPOSED CURRENT	Lot 9 TWENTYEIGHT ROAD, MCLAREN VALE, SA 5171

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	8668560119
Type	Site & Capital Value
Date of Valuation	01/01/2022
Status	PROPOSED CANCELLED
Operative From	01/07/2001
Property Location	30B TWENTYEIGHT ROAD, MCLAREN VALE, SA 5171
Local Government	ONKAPARINGA
Owner Names	JAMES FREDERICK BASIL GOLDING MARGARET BERNICE GOLDING
Owner Number	01402642
Address for Notices	TWENTYEIGHT ROAD MCLAREN VALE SA 5171
Zone / Subzone	RU - Rural\
Water Available	Yes
Sewer Available	No
Land Use	1993 - House And Horticulture (Non-Viable)
Description	8H CP SP DIG
Local Government Description	Primary Production

Parcels

Plan/Parcel	Title Reference(s)
D56770 ALLOTMENT 53	CT 6168/190
F153295 ALLOTMENT 9	CT 6168/193

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$690,000	\$1,075,000			
Previous	\$600,000	\$970,000			

Building Details

Valuation Number 8668560119

Building Style	Ranch
Year Built	1976
Building Condition	Basic
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	218 sqm
Number of Main Rooms	8

Valuation Record

Valuation Number	8668585009
Type	Site & Capital Value
Status	PROPOSED CURRENT
Operative From	01/07/2023
Property Location	Lot 9 TWENTYEIGHT ROAD, MCLAREN VALE, SA 5171
Local Government	ONKAPARINGA
Owner Names	JAMES FREDERICK BASIL GOLDING MARGARET BERNICE GOLDING
Owner Number	01402642
Address for Notices	TWENTYEIGHT ROAD MCLAREN VALE SA 5171
Zone / Subzone	RU - Rural\
Water Available	No
Sewer Available	No
Land Use	9300 - Vines
Description	VINES
Local Government Description	Primary Production

Parcels

Plan/Parcel	Title Reference(s)
F153295 ALLOTMENT 9	CT 6168/193


Building Details

Valuation Number	8668585009
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

PURPOSE:	EASEMENT	AREA NAME:	MCLAREN VALE	APPROVED:	MATTHEW LETHBRIDGE 29/05/2015	 FX250052
MAP REF:	6627/21/C	COUNCIL:	CITY OF ONKAPARINGA	FILED:	MATTHEW LETHBRIDGE 29/05/2015	
LAST PLAN:		DEVELOPMENT NO:				SHEET 1 OF 5
						47178_text_01_v04_Version_4

AGENT DETAILS:	WEBER FRANKIW & ASSOCIATES 178 MAIN ROAD MCLAREN VALE SA 5171 PH: 83238991 FAX:	SURVEYORS CERTIFICATION:
AGENT CODE:	WEBLP	
REFERENCE:	5027-04	

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	6013	454		ALLOTMENT(S)	9	F	153295	WILLUNGA		
CT	6013	455		ALLOTMENT(S)	50	D	56770	WILLUNGA		
CT	6013	456		ALLOTMENT(S)	53	D	56770	WILLUNGA		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
EXISTING	50	SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	A		9.53	
EXISTING	53	SHORT	EASEMENT(S)	B	FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE	50	TG 10903887
EXISTING	50	SHORT	EASEMENT(S)	D	FOR WATER SUPPLY PURPOSES	9	TG 10903889
EXISTING	50	SHORT	EASEMENT(S)	E	FOR WATER SUPPLY PURPOSES	53	TG 10903889
EXISTING	50	LONG	EASEMENT(S)	F		53	TG 10903889
EXISTING	53	SHORT	EASEMENT(S)	B	FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE	9	TG 10903888



FX250052

SHEET 2 OF 5

47178_text_01_v04_Version_4

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
PROPOSED	50.53	SHORT	EASEMENT(S)	G	FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE	9	
PROPOSED	50	SHORT	EASEMENT(S)	H	FOR WATER SUPPLY PURPOSES	9	

ANNOTATIONS:

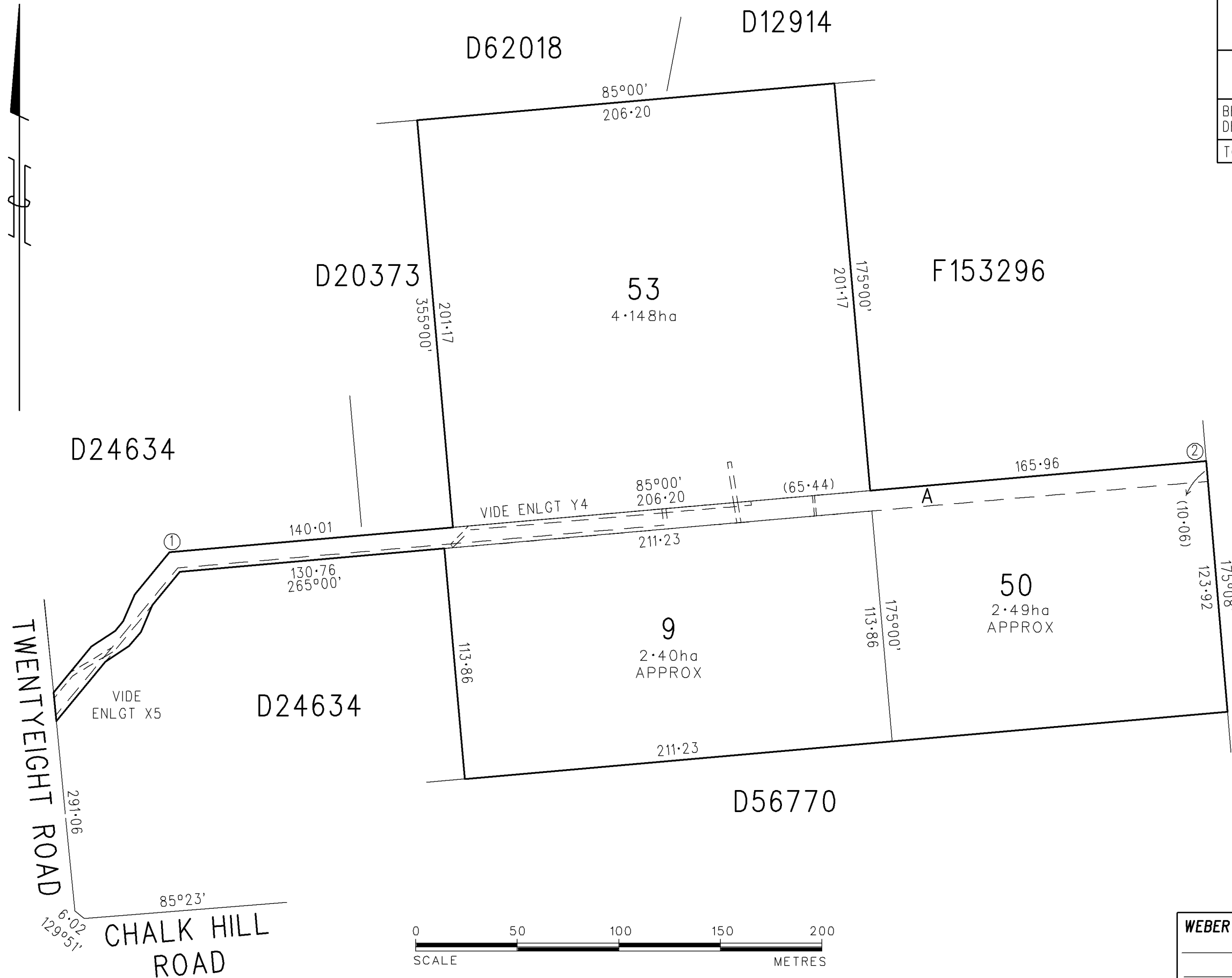
FX250052

SHEET 3 OF 5

47178_pland_1_V02_Version_4

BEARING DATUM: (1)-(2) 85°00'
DERIVATION: F50041 ADOPTED

TOTAL AREA:



WEBER FRANKIW AND ASSOCIATES PTY.LTD.
Surveying Consultants

CAD Ref: 502704esm

178 Main Road McLaren Vale South Australia 5171
Telephone (08) 8323 8991
Email admin@wfasurvey.com.au
ACN 008 173 957

ENLARGEMENT Y4

NOT TO SCALE

53

F153296

D20373

355°00'
201.17

140.01
(147.71)

12.40
44°28'
12.40 ALL

A/E

A

A

A/F

(134.82) A/E/F/H

130.76
265°00'

113.86

D24634

206.2
85°00'
512.17
(95.45)

A/E/F

17°02'30"
8.08 ALL

50

A

(106.76)

211.23

(33.7)

A/E (33.61)

A/E/G

A/G

A/E

A

(65.44)

(1)

A/D

(27.36)

175°00'
113.86

165.96

9

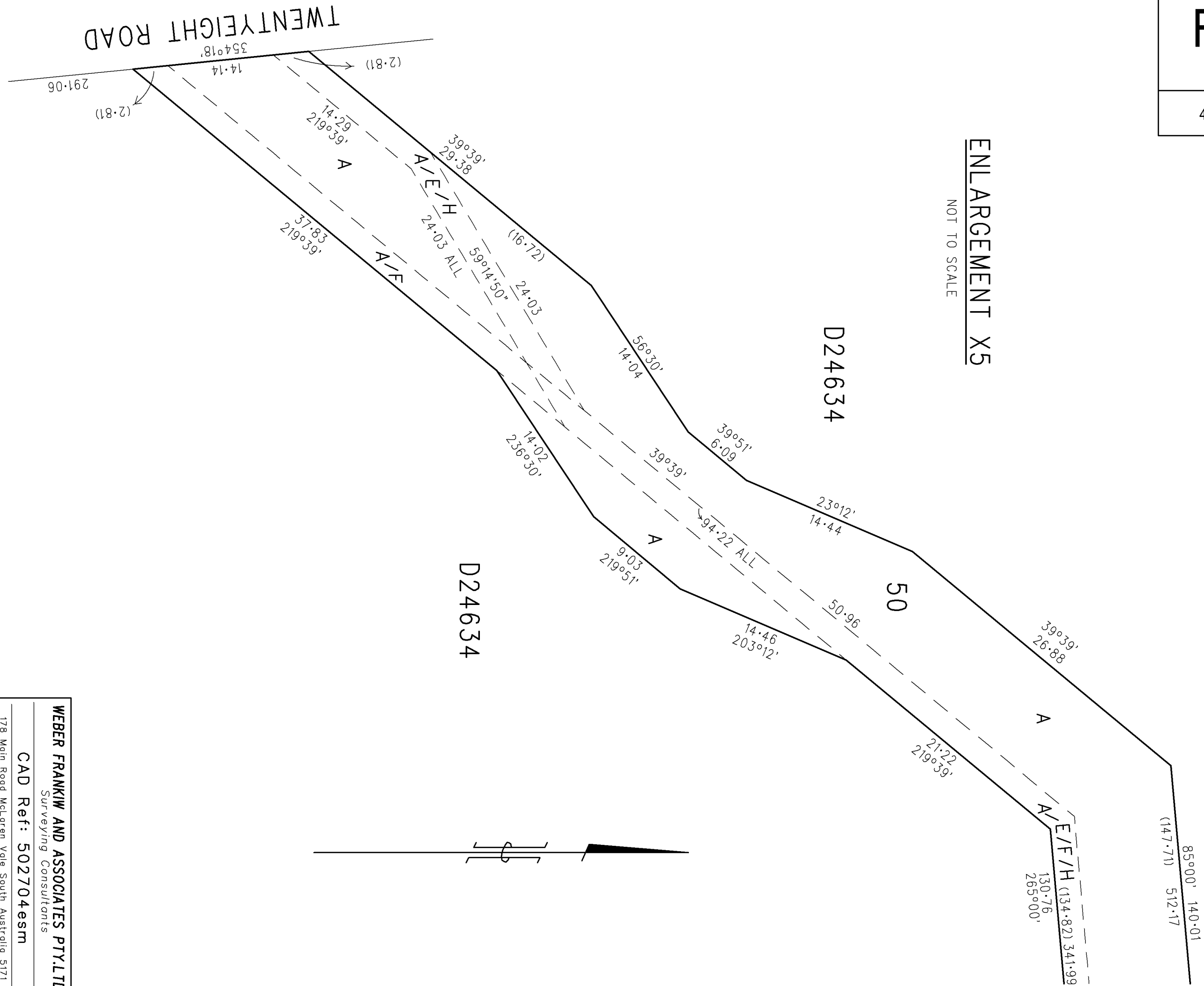
WEBER FRANKIW AND ASSOCIATES PTY.LTD.
Surveying Consultants

CAD Ref: 502704esm

178 Main Road McLaren Vale South Australia 5171
Telephone (08) 8323 8991
Email admin@wfasurvey.com.au
ACN 008 173 957

ENLARGEMENT X5

NOT TO SCALE



WEBER FRANKIW AND ASSOCIATES PTY.LTD.

Surveying Consultants

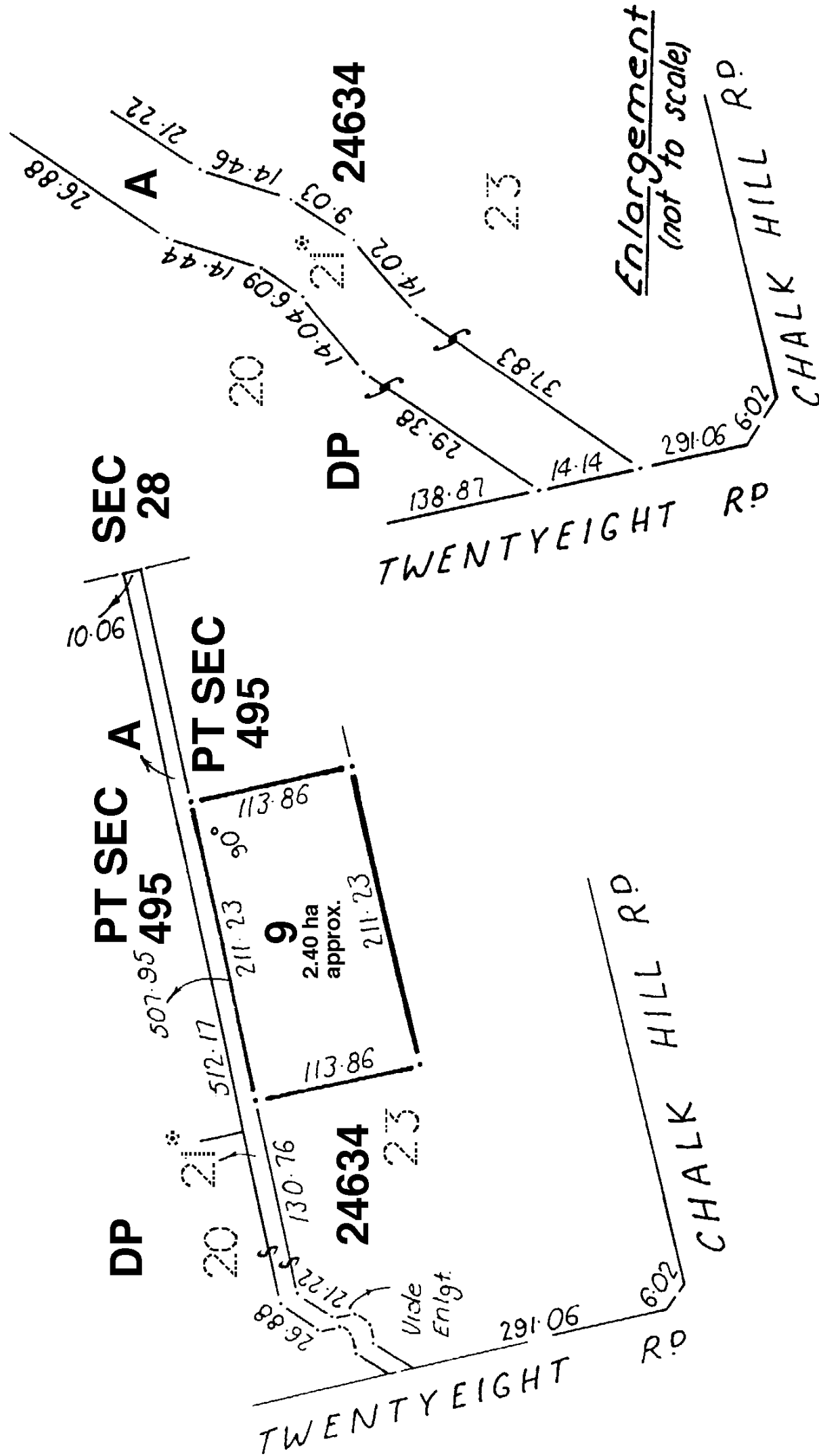
CAD Ref: 502704esm

178 Main Road McLaren Vale South Australia 5171
Telephone (08) 8323 8991
Email admin@wfasurvey.com.au
ACN 008 173 957

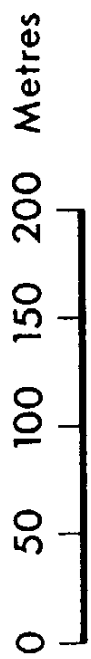
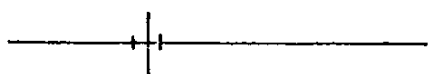


[Signature]
REGISTRAR-GENERAL

AREA : MCLAREN VALE
LGA : CORP OF THE CITY OF NOARLUNGA
HUNDRED : WILLUNGA
SECTION : P S 495



THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 4350/348
SEE TITLE TEXT FOR EASEMENT DETAILS



NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

Orig. TG 10903888
 11:37 19-Feb-2008
 2 of 3 Fees: \$171.50

LANDS TITLES REGISTRATION
 OFFICE
 SOUTH AUSTRALIA

GRANT OF EASEMENT

FORM APPROVED BY THE REGISTRAR-GENERAL

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

Series No.
 2

BELOW THIS LINE FOR AGENT USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES
 OF THE REAL PROPERTY ACT 1886

Lyn Adams

 Solicitor/Registered Conveyancer/Applicant
 L Adams ✓

F	R.G.O.	POST	NEW C.T.
E			
E			
S			

AGENT CODE

Lodged by: *LYAD*

Correction to: *Lyn Adams LYAD*

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

1. *CT 4350 / 349.*

2. **NEW C.T. TO ISSUE**
see no 3

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

1. *CT 5848 / 764*

2.

3.

4.


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

ITEM(S)	AGENT CODE
<i>CT 5848 / 764.</i>	<i>LYAD 180</i>

NEW CERTIFICATE(S) OF TITLE TO ISSUE
 AS PER INSTRUCTIONS

CORRECTION	PASSED <i>LY</i>
------------	---------------------

REGISTERED *5/5/2008*
Mark McNeil
 PRO REGISTRAR-GENERAL



DATED

14.2.08

EXECUTION (GRANTOR)

Signature of GRANTOR

Signature of GRANTOR

Signature of WITNESS - Signed in my presence by the Grantor 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 for improper witnessing.

DUNCAN ROBERT M. DONALD
Print Full Name of Witness (BLOCK LETTERS)

52A GILBERT STREET

ADELAIDE SA 5000
Print Full Address of Witness

Business Hours Telephone No. 8410 3733

ACCEPTANCE - GRANTEE

The within grant is hereby accepted

Signature of GRANTEE

Signature of GRANTEE

Signature of WITNESS - Signed in my presence by the Grantee 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 for improper witnessing.

DUNCAN ROBERT M. DONALD
Print Full Name of Witness (BLOCK LETTERS)

52A GILBERT STREET

ADELAIDE SA 5000
Print Full Address of Witness

Business Hours Telephone No. 8410 3733

* NB: A penalty of up to \$2000 of 6 months imprisonment applies for improper witnessing.

THE GRANTOR ACKNOWLEDGES RECEIPT OF THE CONSIDERATION HEREIN EXPRESSED AND HEREBY GRANTS TO THE GRANTEE

HERE SET FORTH THE RIGHTS AND LIBERTIES BEING CREATED. DEFINE PRECISELY AN EASEMENT FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE OVER PORTION OF ~~LOT~~ 53 IN FP 50041 MARKED "B" being portion of the land above described
ALLOTMENT

My pro-RC

TO BE HELD APPURTENANT TO:-

HERE SET FORTH APPURTENANCE. DDEFINE PRECISELY ~~LOT~~ 9 IN FP 50041 BEING THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME 5548 FOLIO 251
ALLOTMENT

My pro-RC

GRANT OF EASEMENT

Pursuant to Section 96 of the Real Property Act 1886

CERTIFICATE(S) OF TITLE OVER WHICH RIGHTS AND LIBERTIES ARE BEING GRANTED

The whole of the land comprised in Certificate of Title Register Book
VOLUME 5848 FOLIO 764

✓

ESTATE OR INTEREST

Fee Simple

ENCUMBRANCES

Nil

✓

GRANTOR(S) (Full Name and Address)

JAMES FREDERICK BASIL GOLDING & MARGARET BERNICE GOLDING
BOTH OF TWENTY EIGHT ROAD McLAREN VALE SA 5171

✓

✓

✓

CONSIDERATION

DESIRE TO CREATE AN EASEMENT RIGHT.
THE VALUE OF THE EASEMENT CREATED HEREIN DOES NOT EXCEED \$100.00

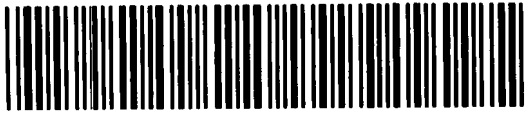
GRANTEE(S) (Full Name, Address and Certificate of Title affected)

the abovenamed **JAMES FREDERICK BASIL GOLDING & MARGARET BERNICE GOLDING**
BOTH OF TWENTY EIGHT ROAD McLAREN VALE SA 5171

as registered proprietor of CT Volume 5548 Folio 251

JM
pro-
RE.

Orig. TG 10903889



11:37 19-Feb-2008

3 of 3

Fees: \$171.50

Series No.

31

LANDS TITLES REGISTRATION OFFICE SOUTH AUSTRALIA

GRANT OF EASEMENT

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR OFFICE & STAMP DUTY PURPOSES ONLY

BELOW THIS LINE FOR AGENT USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT 1886

Lyn Adams

Solicitor/Registered Conveyancer/Applicant

L Adams

Table with columns: FEES, R.G.O., POST, NEW C.T.

AGENT CODE

Lodged by:

LYAD

Correction to:

Lyn Adams LYAD

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

1.

2. NEW C.T. TO ISSUE

1. from 5848/762 together easmt's herein & in no. 2

2. from 5848/762 together easmt's herein, subject easmt's in no. 1 & 2

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

1. CT 5848/762

2. from 5848/762 subject

3. easmt's herein

4. Together easmt. in no. 1.

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

Table with columns: ITEM(S), AGENT CODE

R-G 250505

NEW CERTIFICATE(S) OF TITLE TO ISSUE AS PER INSTRUCTIONS

Form with fields: CORRECTION, PASSED, REGISTERED 5/5/2008, Mark McNeil, REGISTRAR-GENERAL SOUTH AUSTRALIA

DATED

Do Not DATE
11.2.08

EXECUTION (GRANTOR)

Signature of GRANTOR

Signature of WITNESS - Signed in my presence by the Grantor 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 for improper witnessing.

REFER TO ANNEXE (PAGE 2A)
FOR EXECUTIONS BY GRANTEES

MARIA PSARROS

Print Full Name of Witness (BLOCK LETTERS)

23 WATERSIDE DR

BURTON SA 5110

Print Full Address of Witness

Business Hours Telephone No. 0401 020969

ACCEPTANCE - GRANTEE

The within grant is hereby accepted

Signature of GRANTEE

Signature of WITNESS - Signed in my presence by the Grantee 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 for improper witnessing.

DUNCAN ROBERT M PENALD

Print Full Name of Witness (BLOCK LETTERS)

52 A GILBERT STREET

ARBLATH SA 5000

Print Full Address of Witness

Business Hours Telephone No. 8410 3733

* NB: A penalty of up to \$2000 of 6 months imprisonment applies for improper witnessing.

To be completed by lodging party	NUMBER
ANNEXURE to Grant dated	Office use only
over Certificate of Title Volume:5848 Folio: 762	

ANNEXURE TO GRANT OF EASEMENT OVER THOSE PORTIONS MARKED D and E IN
FILED PLAN No. 50041 BEING PORTIONS OF THE LAND COMPRISED IN
CERTIFICATE OF TITLE REGISTER BOOK VOLUME 5848 FOLIO 762

GRANTEE: JAMES FREDERICK BASIL GOLDING and MARGARET BERNICE GOLDING
GRANTOR: MICHAEL JOHN MCASKILL and YVETTE ANITA-MARIA MCASKILL
CONSIDERATION: RECIPROCAL GRANT OF EASEMENT

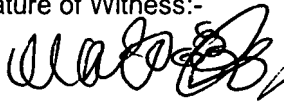
Executed by the Grantor:-

Signed by the Grantors:-

MJ Mcaskill

YAM Mcaskill

Signature of Witness:-



Signed in my presence by the Grantors who
are either personally known to me or have satisfied
me as to their identity. A penalty of up to \$2000 or
6 months imprisonment applies for improper witnessing.

MARIA EKATERINE PARRAS
Print FULL NAME of Witness

23 WATERSIDE DR, BURTON
Print ADDRESS of Witness

0401020 969
Business hours telephone number

THE GRANTOR ACKNOWLEDGES RECEIPT OF THE CONSIDERATION HEREIN EXPRESSED AND HEREBY GRANTS TO THE GRANTEE

ALLOTMENT

JA
pro-
reg

HERE SET FORTH THE RIGHTS AND LIBERTIES BEING CREATED. DEFINE PRECISELY FIRST AN EASEMENT FOR WATER SUPPLY PURPOSES OVER PORTION OF LOT 50 IN FP 50041 MARKED "D" being portion of the land above described

ALLOTMENT

SECONDLY AN EASEMENT FOR WATER SUPPLY PURPOSES OVER PORTION OF LOT 50 IN FP 50041 MARKED "E" being portion of the land above described

THIRDLY The right for the Grantee, their agents, servants and workers at any time -
a) to lay under the surface of the land (described for that purpose in this instrument) ducts, pipes and cables; and
b) to inspect, alter, maintain, repair and replace those ducts, pipes and cables; and
c) to use the cables for the purpose of the transmission of telecommunication signals; and
d) to break the surface of, dig, open up, and use the land for any of those purposes; and
e) to enter the land at any time (if necessary with vehicles and equipment) for any of those purposes.

ALLOTMENT

JA
pro-
reg

OVER THAT PORTION OF LOT 50 IN FP 50041 MARKED "F" being portion of the land above described.

TO BE HELD APPURTENANT TO:-

JA
pro-
reg

HERE SET FORTH APPURTENANCE. DEFINE PRECISELY

ALLOTMENT

FIRST LOT 9 IN FP 50041 BEING THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME 5548 FOLIO 251 AS REGARDS THE RIGHTS AND LIBERTIES FIRST ABOVE DESCRIBED)

ALLOTMENT

JA
pro-
reg

SECONDLY LOT 53 IN FP 50041 BEING THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME 5848 FOLIO 764 AS REGARDS THE RIGHTS AND LIBERTIES SECONDLY AND THIRDLY ABOVE DESCRIBED

GRANT OF EASEMENT

Pursuant to Section 96 of the Real Property Act 1886

CERTIFICATE(S) OF TITLE OVER WHICH RIGHTS AND LIBERTIES ARE BEING GRANTED

The whole of the land comprised in Certificate of Title Register Book
VOLUME 5848 FOLIO 762 ✓

ESTATE OR INTEREST

Fee Simple

ENCUMBRANCES

Nil

GRANTOR(S) (Full Name and Address)

MICHAEL JOHN McASKILL + YVETTE ANITA-MARIA McASKILL
BOTH OF 8 TWENTY EIGHT ROAD McLAREN VALE SA 5171 ✓

CONSIDERATION

OF A RECIPROCAL GRANT OF EASEMENT BY THE GRANTEE TO THE GRANTOR.
THE VALUE OF THE EASEMENTS CREATED HEREIN DOES NOT EXCEED \$100.00

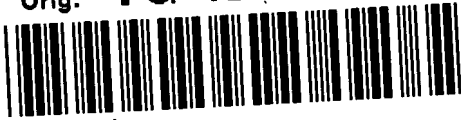
GRANTEE(S) (Full Name, Address and Certificate of Title affected)

JAMES FREDERICK BASIL GOLDING & MARGARET BERNICE GOLDING
BOTH OF TWENTY EIGHT ROAD McLAREN VALE SA 5171

as registered proprietor of ~~CT~~ Volume 5548 Folio 251
and Volume 5848 Folio 764

*My
prop-
ret*

Orig. **TG 12420393**



11:48 29-Oct-2015
1 of 2

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

GRANT OF EASEMENT

FORM APPROVED BY THE REGISTRAR-GENERAL

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

Prefix
TG
Series No.
1

RevenueSA - Stamp Duty - ABN 19 040 349 865 ©	
RevNetID/PRA Bundle No.:	<u>133635848</u>
Orig/Copy	<u>1</u> of/with <u>0</u> copies
Consideration/Value/Security:	\$ <u>100.00</u>
SA Proportion (if applicable):	\$ <u>-</u>
SD: \$	<u>1.00</u> LTO Fees: \$ <u>-</u>
Int: \$	<u>-</u> Pen/Add Tax: \$ <u>-</u>
Signature:	<u>[Signature]</u> Date: <u>29/10/15</u>

BELOW THIS LINE FOR AGENT USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT 1886			
<u>[Signature]</u> Solicitor/Registered Conveyancer/Grantee SM DANIES			
F E S	R.G.O.	POST	NEW C.T.

AGENT CODE

Lodged by:

Correction to: Weldber Oawler Conveyancers ^{VIE9}

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

- CT 6013/456 ✓
- CT 6013/454 ✓
- ~~CT 6013/455~~
-

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

-
-
-
-

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

ITEM(S)	AGENT CODE
<u>CT's 6013/454 & 456</u>	<u>VIE9</u>
<u>CT 6013/455</u>	<u>SA1614</u>

R-G 120813

2 NEW CT/PRA TO ISSUE
1 FROM CT 6013-456
SUB TO EASEMENT 'G'
1 FROM CT 6013-454

TOG WITH EASEMENT
OVER 'G' GRANTED -
SEE TG 12420394
IN SERIES

2 NEW CERTIFICATE(S) OF TITLE TO ISSUE AS PER INSTRUCTIONS

CORRECTION	PASSED <u>[Signature]</u>
REGISTERED <u>[Signature]</u> 14/12/2015	REGISTRAR-GENERAL

DATED 29th October 2015

EXECUTION (GRANTOR)

Signature of GRANTOR [Handwritten Signature]

Signature of WITNESS [Handwritten Signature]

Signature of WITNESS - Signed in my presence by the GRANTOR 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.

DENNIS ROBERT POTTER
Print Full name of Witness (BLOCK LETTERS)

2 PALOMINO AVE
MCLAREN VALE SA 5171
Address of Witness

Business Hours Telephone No. 08-8323 8105

Handwritten notes: 29th Oct 2015, 2 Palomino Ave, McLaren Vale SA 5171

ACCEPTANCE (GRANTEE)
The within grant is hereby accepted

Signature of GRANTEE [Handwritten Signature]

Signature of WITNESS [Handwritten Signature]

Signature of WITNESS
2 PALOMINO AVE

MCLAREN VALE SA 5171
Address of Witness

Handwritten notes: 29th Oct 2015

THE GRANTOR ACKNOWLEDGES RECEIPT OF THE CONSIDERATION HEREIN EXPRESSED AND HEREBY GRANTS TO THE GRANTEE

HERE SET FORTH THE RIGHTS AND LIBERTIES BEING CREATED. DEFINE PRECISELY

an easement for the transmission of electricity by underground cable over that portion of Allotment 53 marked "G" in FX250052 and being portion of the land comprised in Certificate of Title Register Book Volume 6013 Folio 456

TO BE HELD APPURTENANT TO:-

HERE SET FORTH APPURTENANCE. DEFINE PRECISELY

Allotment 9 in FP153295 being the whole of the land comprised in Certificate of Title Register Book Volume 6013 Folio 454

GRANT OF EASEMENT

(Pursuant to Section 96 of the Real Property Act 1886)

CERTIFICATE(S) OF TITLES OVER WHICH RIGHTS AND LIBERTIES ARE BEING GRANTED

The whole of the land comprised in Certificate of Title Register Book Volume 6013 Folio 456

ESTATE AND INTEREST

FEE SIMPLE /

ENCUMBRANCES

Nil

GRANTOR(S) (Full name and address)

JAMES FREDERICK BASIL GOLDING and MARGARET BERNICE GOLDING both of Twentyeight Road McLaren Vale SA 5171

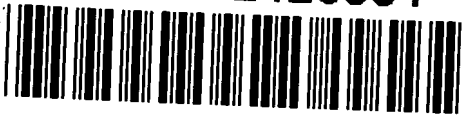
CONSIDERATION

Value \$100.00 /

GRANTEE(S) (Full name, address and Certificate of Title affected)

The abovenamed JAMES FREDERICK BASIL GOLDING and MARGARET BERNICE GOLDING both of Twentyeight Road McLaren Vale SA 5171 the registered proprietors of Certificate of Title Register Book Volume 6013 Folio 454

Orig. **TG 12420394**



11:48 29-Oct-2015
2 of 2

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

GRANT OF EASEMENT

FORM APPROVED BY THE REGISTRAR-GENERAL

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

Prefix
TG
Series No.
2

RevenueSA - Stamp Duty - ABN 19 040 349 865 ©	
RevNetID/PRA Bundle No.:	<u>133635856</u>
Orig/Copy	<u>1</u> of/with <u>0</u> copies
Consideration/Value/Security:	\$ <u>200.00</u>
SA Proportion (if applicable):	\$ <u>—</u>
SD:	\$ <u>2.00</u> LTO Fees: \$ <u>—</u>
Int:	\$ <u>—</u> Ren/Add Tax: \$ <u>—</u>
Signature:	<u>[Signature]</u> Date: <u>29/10/15</u>

BELOW THIS LINE FOR AGENT USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES
OF THE REAL PROPERTY ACT 1886

[Signature]

Solicitor/Registered Conveyancer/Grantee
S M DALES

F E E S	R.G.O.	POST	NEW C.T.

AGENT CODE

Lodged by: } Webber Davies Conveyancers **VLEG**
Correction to:

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

- CT 6013/455 ✓
-
-
-

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

-
-
-
-

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

ITEM(S)	AGENT CODE
<u>CT 6013 /455</u>	<u>SA19 14</u>

R-G 120813

2 NEW CT/CR TO ISSUE
1 FROM CT 6013 - 455
SUB TO EASEMENT G AND H
1 FROM 6013 - 454
TOGETHER WITH EASEMENTS
OVER 'G' AND 'H' GRANTED
HEREIN

2	NEW CERTIFICATE(S) OF TITLE TO ISSUE AS PER INSTRUCTIONS
----------	--

CORRECTION	PASSED <u>[Signature]</u>
REGISTERED <u>[Signature]</u>	14 / 12 / 2015 REGISTRAR-GENERAL

DATED 29th October 2015

EXECUTION (GRANTOR)

Signature of GRANTOR [Handwritten Signature]

Signature of WITNESS - Signed in my presence by the GRANTOR 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.

Print Full name of Witness (BLOCK LETTERS) ROBYN GILLIGAN

Address of Witness 276 California Rd, Tatachilla, 5011 Business Hours Telephone No 0414 899 225

ACCEPTANCE (GRANTEE)

The within grant is hereby accepted

Signature of GRANTEE [Handwritten Signature]

Signature of WITNESS DENNIS R POTTER

Address of Witness 2 PALOMINO AVE, MCLAREN VALE 5171

CONSENT TO THE GRANT OF AN EASEMENT

CONSENTING PARTY (Full Name and Address)

AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (A.C.N. 005 357 522) of Level 19, 11-24 Waymouth Street
Adelaide SA 5000

NATURE OF ESTATE OR INTEREST HELD

Estate as mortgagee pursuant to mortgage no: 12061532

I/We the consenting party consent to the

(1)* discharge of Mortgage 12061532 over the easement being granted pursuant to Section 144 of the Real Property Act 1886.

~~(2)* granting of the easement subject to *Encumbrance / *Mortgage pursuant to Section 90F of the Real Property Act 1886.~~

* Delete the inapplicable

DATED 8th September 2015

EXECUTION BY CONSENTING PARTY

Executed by AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED ABN 11 005 357 522 by being SIGNED by its Attorney

Sign

Name LUCIO SARDEGNA
Acting/Manager SSC3116

Under Power of Attorney No. 9480083 and Substitutionary Power No. 10215638 in the presence of:

Sign *Peter Orsini*

Name PETER ORSINI

Phn. No 05 8654 4535
4/833 Collins Street Docklands Vic 3008

THE GRANTOR ACKNOWLEDGES RECEIPT OF THE CONSIDERATION HEREIN EXPRESSED AND HEREBY GRANTS TO THE GRANTEE

HERE SET FORTH THE RIGHTS AND LIBERTIES BEING CREATED. DEFINE PRECISELY

Firstly: an easement for the transmission of electricity by underground cable over that portion of Allotment 50 marked "G" in FX250052 and being portion of the land comprised in Certificate of Title Register Book Volume 6013 Folio 455

Secondly: an easement for water supply purposes over that portion of Allotment 50 marked "H" in FX250052 and being portion of the land comprised in Certificate of Title Register Book Volume 6013 Folio 455

TO BE HELD APPURTENANT TO:-

HERE SET FORTH APPURTENANCE. DEFINE PRECISELY

Firstly and Secondly: Allotment 9 in FP153295 being the whole of the land comprised in Certificate of Title Register Book Volume 6013 Folio 454

394

Form TG

GRANT OF EASEMENT

Guidance Notes
available

(Pursuant to Section 96 of the Real Property Act 1886)

CERTIFICATE(S) OF TITLES OVER WHICH RIGHTS AND LIBERTIES ARE BEING GRANTED

~~The~~ whole of the land comprised in Certificate of Title Register Book Volume 6013 Folio 455

ESTATE AND INTEREST

FEE SIMPLE

ENCUMBRANCES

Mortgage No: ~~12061532~~ NIL

GRANTOR(S) (Full name and address)

LEIGH FRANCIS GILLIGAN and JENNIFER JANE GILLIGAN both of PO Box 235 Willunga SA 5172

[Handwritten signature]
4/12/2015

CONSIDERATION

Value \$200

GRANTEE(S) (Full name, address and Certificate of Title affected)

JAMES FREDERICK BASIL GOLDING and MARGARET BERNICE GOLDING both of Twentyeight Road McLaren Vale SA 5171 the registered proprietors of Certificate of Title Register Book Volume 6013 Folio 454

IMPORTANT INFORMATION REGARDING SEARCHES

Form 1 On Frome
147 Frome St
ADELAIDE SA 5000

Attention Conveyancers

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

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

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

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

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

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

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

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

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

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

Yours sincerely



Julie Janssan
Team Leader
Customer Relations

Property Information And Particulars

In response to an enquiry pursuant to Section 7 of the

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

TO: Form 1 On Frome
147 Frome St
ADELAIDE SA 5000

DETAILS OF PROPERTY REFERRED TO:

ASSESSMENT NO	:	63174-8
VALUER GENERAL NO	:	8668560119
VALUATION	:	\$1,075,000
OWNER	:	Mr J F B Golding and Mrs M B Golding
PROPERTY ADDRESS	:	30B Twenteight Road, MCLAREN VALE SA 5171
VOLUME/FOLIO	:	CT-6168/190, CT-6168/193
LOT/PLAN NUMBER	:	Allot 9 Sec 495 FP 153295, Allot 53 Sec 495 DP 56770
WARD	:	06 Southern Vales Ward

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

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

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

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

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

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

INFORMATION NOTE

CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

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

Development Act 1993

Section 42

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

Application Number: 145/597/1997
Description: Implement Shed
Decision: Approved
Decision Date: 10-Sep-1997

Development Plan Consent Conditions:

1. All development shall be completed in accordance with the plan submitted with and forming part of the Development Application.
2. The building shall not be used for human habitation.
3. The implement shed shall be colour coated or painted a suitable low reflective colour within six months of erection.

Application Number: 145/597/1997
Description: Implement Shed
Decision: Approved
Decision Date: 10-Sep-1997

Building Rules Consent Conditions:

1. The building shall be constructed in compliance in all respects with the approved plans, the Development Act and Regulations.
2. Allotment boundaries will not be certified by Council staff. The onus of ensuring that this building is sited in the approved position on the correct allotment is the responsibility of the owner.
3. Plans of Septic Tank installations must be submitted to Noarlunga Council Environmental Health Branch for assessment and approval.
4. Where an allotment is served by deep drainage (sewers) or is within the drainage area, the owner is required to give notice to the E&WS Department (Sewers). A block plan is required with measurements of the proposed structure. The E&WS Department's approval should be obtained before any work is commenced.
5. This approval is granted pursuant to the Development Act, 1993 and approves the proposal only for the purpose of that Act. You are advised to contact the Electricity Trust of South Australia regarding the location of public and private electricity supply lines in relation to the proposed building.
6. Roof stormwater shall be drained to the street water table or an approved Council stormwater drainage system.

Planning Act 1982 (repealed)

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

Application Number: 860/6115/1987
Description: Solarium
Decision: Approved
Decision Date: 17-Dec-1987

CONDITIONS OF APPROVAL:

1. *That the proposal be subject to such minor modifications as may be necessary to comply with all relevant Acts, Regulations and requirements pursuant thereto.*
2. *That the roof and gutters of the structure be painted to blend with the existing dwelling.*

Reason: To ensure the amenity of the locality and to allow for the orderly and proper planning of the zone.

Building Act 1971 (repealed)

Condition (that continues to apply) of an approval or authorisation granted under the repealed authorisation

NO

Planning and Development Act 1966 (repealed)

Condition (that continues to apply) of a development authorisation

NO

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code

Zones

Rural (Ru)

Subzones

No

Zoning overlays

Overlays

Character Preservation District (Not In Township)

The Character Preservation District Overlay seeks to recognise, protect and enhance the special character of Character Preservation Districts.

Hazards (Bushfire - High Risk) (High)

The Hazards (Bushfire - High Risk) Overlay seeks to ensure development responds to the high level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property, facilitating access for emergency service vehicles and situating activities that increase the number of people living and working in the area away from areas of unacceptable bushfire risk.

Heritage Adjacency

The Heritage Adjacency Overlay seeks to ensure development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those places.

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.

Prescribed Wells Area

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

Regulated and Significant Tree

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

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

NO

Is the land designated as a Local Heritage Place?

NO

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

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

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

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

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

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

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

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

Section 127

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

Part 2—Items to be included if land affected

Development Act 1993 (repealed)

Section 50(1)

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

Section 50(2)

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

Section 55

Order to remove or perform work NO

Section 56

Notice to complete development NO

Section 57

Land management agreement NO

Section 69

Emergency order NO

Section 71 (only)

Fire safety notice NO

Section 84

Enforcement notice NO

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

Enforcement order NO

Part 11 Division 2

Proceedings NO

Fire and Emergency Services Act 2005

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

Notice NO

Section 56 (repealed)

Notice issued NO

Food Act 2001

Section 44

Improvement notice issued against the land NO

There are no current Section 44 Notices of the Food Act 2001 issued under Standard **3.2.3** Food Premises and Equipment

Improvement notice *issued against the land* NO

Section 46

Prohibition order NO

Housing Improvement Act 1940 (repealed)

Section 23

Declaration that house is undesirable or unfit for human habitation NO

Land Acquisition Act 1969

Section 10

Notice of intention to acquire NO

Local Government Act 1934 (repealed)

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

Local Government Act 1999

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

Refer to separate attachment for Rates and Charges

Local Nuisance and Litter Control Act 2016

Section 30

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

Planning, Development and Infrastructure Act 2016

Section 139

Notice of proposed work and notice may require access NO

Section 140

Notice requesting access NO

Section 141

Order to remove or perform work NO

Section 142

Notice to complete development NO

Section 155

Emergency order NO

Section 157

Fire safety notice NO

Section 192 or 193

Land Management Agreements NO

Section 198(1)

Requirement to vest land in a council or the Crown to be held as open space NO

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

Public and Environmental Health Act 1987 (repealed)

<i>Part 3</i> Notice	NO
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked</i> Part 2 – Condition (that continues to apply) of an approval Condition (that continues to apply) of an approval	NO

There may be waste control system on the property, however, no records, or further details relating to the system exist. If you wish to discuss further please don't hesitate to contact Councils Health Department on 08 8384 0666.

<i>Public and Environmental Health (Waste Control) Regulations 2010 revoked</i> Regulation 19 - Maintenance order (that has not been complied with)	NO
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South Australian Public Health Act 2011

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

Particulars of building indemnity insurance

Details of Building Indemnity Insurance still in existence for building work on the land	NO
--	----

Particulars relating to environment protection

<i>Further information held by council</i> Does the council hold details of any development approvals relating to: (a) commercial or industrial activity at the land; or (b) a change in the use of the land or part of the land (within the meaning of the <i>Development Act 1993</i> or the <i>Planning, Development and Infrastructure Act 2016</i>)?	NO
This property has been identified as a site on which potentially contaminating activities may have occurred. For further enquiries please contact Environment Protection Authority GPO Box 2607, ADELAIDE SA 5001, AUSTRALIA Public Register EPA	

Note –

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

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

It should be noted that –

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

General

Easement

No easement exists for drainage purposes – Refer to Certificate of Title of subdivision plans (ie Deposited Plans, Community Plans, File Plans etc) for details of easements in the interests of other State Departments or Agencies). NO

Are you aware of any encroachment on the easement? NO

Lease, agreement for lease, tenancy agreement or licence

(The information does not include the information about sublease or subtenancy.

The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.) NO

Caveat NO

Other

Charge for any kind affecting the land (not included in another item) NO

PLEASE NOTE:

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

This statement is made the 21-Feb-2023



Cherie Bonham
Team Leader for Development Support

AUTHORISED OFFICER

LOCAL GOVERNMENT RATES SEARCH

21-Feb-2023

TO: Form 1 On Frome
147 Frome St
ADELAIDE SA 5000

DETAILS OF PROPERTY REFERRED TO:

Rates Assessment No : 63174 -8
Valuer General No : 8668560119
Valuation : \$1,075,000
Owner : Mr J F B Golding and Mrs M B Golding
Property Address : 30B Twentyeight Road, MCLAREN VALE SA 5171
Volume/Folio : CT-6168/190, CT-6168/193
Lot/Plan Number : Allot 9 Sec 495 FP 153295, Allot 53 Sec 495 DP 56770
Ward : 06 Southern Vales Ward

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

Rates and Fines in Arrears (not paid 30 June 2022) and/or Block Clearing Charges	0.00
Postponed Amount in Arrears (if applicable) monthly interest of 0.31666% applies	0.00
Interest on Arrears charged in current financial year monthly interest of 0.48333% applies	0.00
Rates for the current 2022-2023 Financial Year applicable from 1 July 2022:	
Amount payable by 1 st September 2022	3,540.12
PLUS Current postponed amount (if applicable)	0.00
Total Rates Levied 2022-2023	\$3,540.12

PLEASE NOTE: If the quarterly payments are not received by the due date, a 2% fine will be added to that amount with interest added on the first working day of each month following, until the total amount overdue is paid

Less Council Rebate.	0.00	
Less Council Capping Rebate	0.00	
Less Council CWMS Rebate	0.00	
Fines and interest for the current financial year (2% fine when rates first become overdue and 0.48333% interest applied per month thereafter)	0.00	
Postponed Interest (0.31666% per month on total of postponed rates and interest)	0.00	
Less paid current financial year	-3,540.12	
Overpayment	0.00	
Legal Fees and / or Bank Charges (current)	0.00	
Legal Fees and / or Bank Charges (arrears)	0.00	
Refunds, Rates Remitted or Small Balance Adjustments	0.00	
Balance - rates and other monies due and payable	0.00	
Property Related Debts	0.00	
BPAY Biller Code: 48470	TOTAL BALANCE	\$0.00
Ref: 631748		

AUTHORISED OFFICER

This statement is made the 21 February, 2023

Account Number 86 68560 11 9	L.T.O Reference CT6013454	Date of issue 21/2/2023	Agent No. 7627	Receipt No. 2442708
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FORM 1 ON FROME
LEVEL 1 147 FROME ST
ADELAIDE SA 5000
info@form1onfrome.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: JF & MB GOLDING
Location: 30B TWENTYEIGHT RD MCLAREN VALE LT 9 F153295 LT 53
Description: 8H CP SP DIG **Capital Value:** \$1 075 000
Rating: Residential

Periodic charges

Raised in current years to 31/12/2022

			\$
		Arrears as at: 30/6/2022	0.00
Water main available:	1/7/2001	Water rates	141.60
Sewer main available:		Sewer rates	0.00
		Water use	40.49
		SA Govt concession	0.00
		Recycled Water Use	0.00
		Service Rent	0.00
		Recycled Service Rent	0.00
		Other charges	0.00
		Goods and Services Tax	0.00
		Amount paid	309.51CR
		Balance outstanding	127.42CR

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

Next quarterly charges: Water supply: 70.80 Sewer: 0.00 Bill: 8/3/2023

A sewer main is not available to this property.

A special characteristic to the Standard Contract applies for the service to this property. The Special Characteristic is INDIRECT WATER SERVICE. This Account is billed four times yearly for water use charges.

The last Water Use Year ended on 03/06/2022.

A total SERVICE RENT charge for mains connections of \$283.20 (provisional) calculated to the end of the current financial year is not included in the above statement.

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

South Australian Water Corporation

Name:

JF & MB GOLDING

Water & Sewer AccountAcct. No.: **86 68560 11 9****Amount:** _____**Address:**30B TWENTYEIGHT RD MCLAREN
VALE LT 9 F153295 LT 53

Payment Options

EFT**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	8668560119

**Bill code: 8888**
Ref: 8668560119**Telephone and Internet Banking — BPAY®**

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

**Paying online**

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

**Paying by phone**

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

SA Water account number: 8668560119



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: 2442708

FORM 1 ON FROME
L1/147 FROME ST
ADELAIDE SA 5000

DATE OF ISSUE

22/02/2023

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER OWNERSHIP NAME

01402642 J F & M B GOLDING

PROPERTY DESCRIPTION

30B TWENTYEIGHT RD / MCLAREN VALE SA 5171 / LT 9 F153295 LT

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
8668560119	CT 6168/190+	\$1,075,000.00	R4 1.000	RE 0.400

LEVY DETAILS:

FINANCIAL YEAR

2022-2023

FIXED CHARGE	\$	50.00
+ VARIABLE CHARGE	\$	483.75
- REMISSION	\$	314.80
- CONCESSION	\$	0.00
+ ARREARS / - PAYMENTS	\$	-218.95
= AMOUNT PAYABLE	\$	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

23/05/2023



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

Visit: www.revenuesa.sa.gov.au
Email: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



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: 2442708

FORM 1 ON FROME
L1/147 FROME ST
ADELAIDE SA 5000

DATE OF ISSUE
22/02/2023

ENQUIRIES:
Tel: (08) 8226 3750
Email: landtax@sa.gov.au

OWNERSHIP NAME		FINANCIAL YEAR	
J F & M B GOLDING		2022-2023	
PROPERTY DESCRIPTION			
30B TWENTYEIGHT RD / MCLAREN VALE SA 5171 / LT 9 F153295 LT			
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	TAXABLE SITE VALUE	AREA
8668560119	CT 6168/190+	\$690,000.00	6.5480 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 23/05/2023



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



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
Email: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

Please note: this letter MUST be forwarded onto the Conveyancer

Form 1 on Frome
 Level 1, 147 Frome Street
 ADELAIDE SOUTH AUSTRALIA 5000

22 February 2023

Our Ref: G609, V327

To whom it may concern,

Section 7 Requests	Phylloxera Act Notice no.: 327 - ALLOTMENT 9
<i>Name of current owner:</i>	J.F.B. & M.B. Golding
<i>Contact address:</i>	PO Box 130, MCLAREN VALE, SA, 5171
<i>Property description:</i>	AL9 in F153295 - CT 6168/191 30B TWENTYEIGHT RD MCLAREN VALE SA 5171
<i>Vineyard Area (hectares):</i>	1.45
<p>All vineyards of 0.5 hectares or more of vines in the ground, living or dead, are required to be registered with Vinehealth Australia. This applies whether the vines are for commercial or private use. The current levy rate is \$9.50 per hectare (or part thereof). A minimum levy of \$50 applies. This levy enables us to fund Vinehealth Australia's activities of protecting South Australian vineyards from phylloxera and other pests and diseases.</p>	
<p>Please note -</p> <ul style="list-style-type: none"> The Phylloxera Levy covers the period 1 May to 30 April and is <u>paid in arrears</u> annually. Billing periods are <ul style="list-style-type: none"> – 2021/22 billing period - the outstanding levy is determined from 1/05/21 to 30/04/22; – 2022/23 billing period - the outstanding levy is determined from 1/05/22 to the settlement date. Vinehealth Australia apportions levy charges between the vendor and purchaser and requires payment in full at settlement. Penalties may apply for delay or default of payment. 	

Please contact Vinehealth Australia at admin@vinehealth.com.au to receive the following documents **when the Settlement Date is known**, quoting the Phylloxera Act Notice Number - V327

- Settlement Payment Advice form; and
- Notification of Change of Ownership form.

Yours faithfully,

Jo Bainbridge,
 Office Manager

PO Box 280, Kent Town DC, SA, 5071



22 February 2023

FORM 1 ON FROME
LEVEL 1 147 FROME STREET
ADELAIDE SA 5000

Water and River Murray Group

Water Licensing Branch
11 Helen Street
Mount Gambier SA 5290
PO Box 1046
Mount Gambier SA 5290
Australia
Tel (08) 8735 1134

Dear Sir/Madam

dew.lcwaterlicensing@sa.gov.au
www.environment.sa.gov.au
www.waterconnect.sa.gov.au

I refer to your enquiry concerning the following property:

Reference No: 2442708
Title Reference: CT6168/193 F153295 AL9
Property Address: LOT 9 TWENTYEIGHT ROAD, MCLAREN VALE SA 5171
Owners Name: JF & MB GOLDING

I advise as follows:

Notice to pay levy under section 78 of the <i>Landscape South Australia Act 2019</i> (or under a corresponding previous enactment).	Yes*
--	-------------

***Please refer to the below ADVICE OF LICENCE(S) ISSUED UNDER THE LANDSCAPE SOUTH AUSTRALIA ACT 2019 report detailing levies payable under Section 78, any Water Resource Works Approval under Section 135, any Site Use Approval under Section 142 & any Forest Water Licence under Section 166 of The Landscape South Australia Act 2019.**

Copies of the relevant application forms can be found at www.waterconnect.sa.gov.au/Water-Management/Licences-and-Permits.

If an interested party is registered against a water licence an application to remove the interest will also need to be submitted. The licence holder/s will need to confirm if an interest is registered against a water licence. Any information in relation to licences will only be given to the licensees or a third party who has written permission from the licensee to access the information.

The Minister is required to keep a record of Permits, Licences, Allocations, Approvals and details relating to these. The NRM Register is publicly available online and is updated daily <https://www.waterconnect.sa.gov.au/Systems/WLPR/Pages/default.aspx>. To protect the privacy of licensees, limited information is available on the register. The NRM register provides access to information by entering the licence/permit number or the land parcel details endorsed on the licence/permit.

All care and diligence has been taken to access the above information from available records.

Should you have any queries regarding this Property Interest Report please contact this office.

All other enquires regarding the Licence should be directed to the DEW Branch located at the bottom of this report.

Yours Sincerely

Dimity Fisher
Water Licensing Support Officer



WATER & RIVER MURRAY GROUP ADVICE OF LICENCE (S) ISSUED UNDER THE LANDSCAPE SOUTH AUSTRALIA ACT 2019

Take Note

The *Landscape South Australia Act 2019* provides that a water licence is a property right issued to a person, which is not directly linked to the land. A licence may however, authorise water to be taken or used in relation to specific land parcels. If the land parcel(s) specified on a licence are sold, the licence remains in the possession of the licence holder unless separate approval is obtained to transfer or vary the water allocation endorsed on that licence. An application to transfer or vary a licensed water allocation must be made in accordance with the licensing provisions of the *Landscape South Australia Act 2019*. The provisions relevant to this prescribed resource are attached.

Licence Details

Licence Number: 4391-00
Licence Status: Current
Prescribed Region: McLaren Vale PWA
Licensee(s): JAMES FREDERICK BASIL GOLDING
MARGARET BERNICE GOLDING

Water Allocation:

Underground Taking Rollover Water 1,980 kL Expiry 30/06/2023
Underground Taking Taking 6,600 kL

Fees charged to this licence:	Charged	Outstanding
Right to take water - 1/7/2022 to 30/06/2023	\$42.90	\$0.00

Property Details:

CT6168/190 Allotment 53 in Deposited Plan 56770 Hundred of Willunga
CT6168/193 Allotment 9 in Filed Plan 153295 Hundred of Willunga

Additional Information

Information provided current as at 22 February 2023.
Any outstanding fees are to be paid before a licence can be transferred to a new account.

Comments

If the water licence is to be transferred to a new property owner, the current licence holder must complete an application to transfer a water licence, which must be signed by all parties and returned to the below office accompanied by the prescribed fee.

All enquires regarding the Licence should be directed to:

Water and River Murray Group
Water Licensing Branch
81-95 Waymouth Street
ADELAIDE SA 5000

Postal enquires should be forwarded to:

Water and River Murray Group
Water Licensing Branch
GPO Box 1047
ADELAIDE SA 5001

Telephone: (08) 8463 6876

Form R3

Buyers information notice

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

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

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 recommends that you check the website: 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 of the issues are relevant to each heading.

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **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** (eg 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

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.

IMPORTANT NOTICE
SMOKE ALARM LEGISLATION

Legislation relating to smoke alarms came into force on the 1st day of February 1998.

- If the home you are purchasing was built on or after the 1st of January 1995, then it should already have an operational mains powered smoke alarm installed. If not, it is the responsibility of the vendor to install it prior to settlement at the vendor's cost.
- If the home was built prior to the 1st of January 1995, but purchased by the vendor on or after 1st February 1998, then it should already have either an operational mains powered smoke alarm installed, or one powered by 10 year life, non-replaceable, non-removeable permanently connected batteries. Again, it is the responsibility of the vendor to install such an alarm prior to settlement, and at the vendor's cost.
- In all other cases, the home you are buying must have at least, a battery operated smoke alarm which you are required to upgrade to mains power (or an alarm fitted with 10 year life, non-replaceable, non-removeable permanently connected batteries) within six months of the date of purchase. It is recommended that at least one smoke alarm be installed on each floor of a multi storey dwelling.

The smoke alarms must be installed by a licensed electrician and must comply with the Australian Standard. A maximum penalty of \$750.00 for a breach of the legislation applies.

Besides this penalty, there is also a risk that damage caused by fire to a dwelling, which does not have a smoke alarm installed as required under the legislation, may not be covered by insurance.
