

# 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: **GRAHAM THOMAS ROWLEY AND MARIE CHRISTINE ROWLEY**  
Address: **50 SEAVIEW ROAD MCLAREN VALE SA 5171**
- 4 Vendor's registered agent: **Ouwens Casserly Real Estate Pty. Ltd.**  
Address: **210 Greenhill Road Eastwood SA 5063**
- 5 Date of contract (if made before this statement is served):        /        /20
- 6 Description of the land: **50 SEAVIEW ROAD MCLAREN VALE SA 5171 BEING THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME 6259 FOLIO 860 BEING ALLOTMENT 45 DEPOSITED PLAN 127093 AND CERTIFICATE OF TITLE REGISTER BOOK VOLUME 6259 FOLIO 862 BEING ALLOTMENT 43 DEPOSITED PLAN 127029 BOTH 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:  
**50 SEAVIEW 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:  
**EMAIL: [JOHNL@OCRE.COM.AU](mailto:JOHNL@OCRE.COM.AU)                      [NICKV@OCRE.COM.AU](mailto: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:  
**210 GREENHILL ROAD EASTWOOD SA 5063**  
(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, GRAHAM THOMAS ROWLEY AND MARIE CHRISTINE ROWLEY,  
Of 50 SEAVIEW ROAD MCLAREN VALE SA 5171 being 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:

22 / 01 / 2026

26 / 01 / 2026

MG ROWLEY

G TROWLEY

Signed: .....

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

(section 9)

To the purchaser:

I, MELANIE SUSAN WOMERSLEY 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: REFER AGREEMENT BETWEEN WILLUNGA BASIC WATER COMPANY PTY LTD AND GRAHAM THOMAS ROWLEY WHICH IS APPLICABLE ON THE LAND. PURCHASER SHOULD MAKE THEIR OWN ENQUIRIES.

Date: 21/1/26



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

1.1	Mortgage of land	<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> CT6259/860 AND CT6259/862</p> <p>Number of mortgage (if registered): <b>8977183</b></p> <p>Name of mortgagee: <b>AUSTRALIAN CENTRAL CREDIT UNION LTD.</b></p>	<p>YES</p> <p>YES</p> <p>YES</p>
1.2	<p>Easement (whether over the land or annexed to the land)</p> <p><b>Note—</b></p> <p>"Easement" includes rights of way and party wall rights</p> <p><b>*REFER PROPERTY INTEREST REPORT: NOTATION IN RESPECT OF STATUTORY EASEMENTS – THIS NOTICE DOES NOT NECESSARILY IMPLY THAT ANY STATUTORY OR OTHER EASEMENT EXISTS</b></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> <b>PROPERTY INTEREST REPORT – STATUTORY EASEMENTS</b></p> <p>Description of land subject to easement: <b>PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE</b></p> <p>Nature of easement: <b>STATUTORY EASEMENTS</b></p> <p>Are you aware of any encroachment on the easement? <b>NO</b></p> <p>If YES, give details:</p> <p>If there is an encroachment, has approval for the encroachment been given? <b>N/A</b></p> <p>If YES, give details:</p>	<p>YES*</p> <p>NO</p> <p>YES</p>

<p>Easement (whether over the land or annexed to the land)</p> <p><b>Note—</b></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> CERTIFICATE OF TITLE 6259/860 AND DP127093</p> <p>REFER THE LAND MARKED B ON DP127093</p> <p>Description of land subject to easement: <b>PORTION OF THE LAND MARKED B ON DP127093</b></p> <p>Nature of easement: <b>SUBJECT TO EASEMENT(S) OVER THE LAND MARKED B ON D127093 TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (T 3663115)</b></p> <p>Are you aware of any encroachment on the easement? <b>NO</b> If YES, give details:</p> <p>If there is an encroachment, has approval for the encroachment been given? <b>N/A</b> If YES, give details:</p>	<p>YES</p> <p>NO</p> <p>YES</p>
<p>Easement (whether over the land or annexed to the land)</p> <p><b>Note—</b></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> CERTIFICATE OF TITLE 6259/862, DP127029 AND VM 7533995</p> <p>REFER THE LAND MARKED W ON DP127029</p> <p>Description of land subject to easement: <b>PORTION OF THE LAND MARKED W ON DP127029</b></p> <p>Nature of easement: <b>SUBJECT TO EASEMENT(S) OVER THE LAND MARKED W ON D127029 TO THE MINISTER FOR INFRASTRUCTURE (VM 7533995)</b></p> <p>Are you aware of any encroachment on the easement? <b>NO</b> If YES, give details:</p> <p>If there is an encroachment, has approval for the encroachment been given? <b>N/A</b> If YES, give details:</p>	<p>YES</p> <p>NO</p> <p>YES</p>
<p><b>1.3</b> Restrictive covenant</p> <p><b>NOT APPLICABLE</b></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? If NO, give details:</p> <p>Does the restrictive covenant affect land other than that being acquired?</p>	
<p><b>1.4</b></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p>	

Lease, agreement for lease, tenancy agreement or licence	<b>Are there attachments?</b>	Names of parties:	Period of lease, agreement for lease etc:	Amount of rent or licence fee:	Is the lease, agreement for lease etc in writing?	If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify—
(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)	<b>NOT APPLICABLE</b>	(a) the Act under which the lease or licence was granted:	(b) the outstanding amounts due (including any interest or penalty):			
<b>5. Development Act 1993</b>						
5.1 section 42—Condition (that continues to apply) of a development authorisation	<b>NOT APPLICABLE</b>	<b>Is this item applicable?</b>	<b>Will this be discharged or satisfied prior to or at settlement?</b>	<b>Are there attachments?</b> LOCAL GOVERNMENT (COUNCIL) SEARCH DEVELOPMENT ACT 1993 (REPEALED) SECTION 42	YES	Condition(s) of authorisation:
<b>6. Repealed Act conditions</b>						
6.1 Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971 (repealed)</i> , the <i>City of Adelaide Development Control Act 1976 (repealed)</i> , the <i>Planning Act 1982 (repealed)</i> or the <i>Planning and Development Act 1967 (repealed)</i> <b>NOT APPLICABLE</b>	<b>NOT APPLICABLE</b>	<b>Is this item applicable?</b>	<b>Will this be discharged or satisfied prior to or at settlement?</b>	<b>Are there attachments?</b> LOCAL GOVERNMENT (COUNCIL) SEARCH PLANNING ACT 1982 (REPEALED), BUILDING ACT 1971 (REPEALED) AND PLANNING AND DEVELOPMENT ACT 1966 (REPEALED)	YES	Nature of condition(s):
<b>14. Highways Act 1926</b>						
14.1 Part 2A—Establishment of control of access from any road abutting the land		<b>Is this item applicable?</b>	<b>Will this be discharged or satisfied prior to or at settlement?</b>	<b>Are there attachments?</b> DEPARTMENT FOR INFRASTRUCTURE AND TRANSPORT RESPONSES X 2 DATED 15/01/2026	YES	NO
				Date of establishment of control of access: REFER DEPARTMENT FOR INFRASTRUCTURE AND TRANSPORT RESPONSES X 2 DATED 15/01/2026		
				Description of boundary of land affected: REFER DEPARTMENT FOR INFRASTRUCTURE AND TRANSPORT RESPONSES X 2 DATED 15/01/2026		
<b>23. Metropolitan Adelaide Road Widening Plan Act 1972</b>						
23.1 section 6—Restriction on building work		<b>Is this item applicable?</b>	<b>Will this be discharged or satisfied prior to or at settlement?</b>		YES	NO

*Are there attachments?* DEPARTMENT FOR INFRASTRUCTURE AND TRANSPORT RESPONSES X 2 DATED 15/01/2026

YES

Does the restriction apply to all of the land? **NO**  
 If NO, give details about the part of the land to which the restriction applies: REFER DEPARTMENT FOR INFRASTRUCTURE AND TRANSPORT RESPONSES X 2 DATED 15/01/2026

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

<p>28.1 <i>section 23(1)</i>—Notice of contribution payable</p> <p><b>*APPLICABLE IN REGARD TO CT6259/862 BEING ALLOTMENT 43 ONLY</b></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> THE PHYLLOXERA AND GRAPE INDUSTRY BOARD OF SOUTH AUSTRALIA VINEHEALTH AUSTRALIA RESPONSE DATED 13/01/2026</p> <p>Date of notice: REFER THE PHYLLOXERA AND GRAPE INDUSTRY BOARD OF SOUTH AUSTRALIA VINEHEALTH AUSTRALIA RESPONSE DATED 13/01/2026</p> <p>Name of person or body giving notice: REFER THE PHYLLOXERA AND GRAPE INDUSTRY BOARD OF SOUTH AUSTRALIA VINEHEALTH AUSTRALIA RESPONSE DATED 13/01/2026</p> <p>Terms of notice: REFER THE PHYLLOXERA AND GRAPE INDUSTRY BOARD OF SOUTH AUSTRALIA VINEHEALTH AUSTRALIA RESPONSE DATED 13/01/2026</p> <p>Amount payable (as stated in notice): REFER THE PHYLLOXERA AND GRAPE INDUSTRY BOARD OF SOUTH AUSTRALIA VINEHEALTH AUSTRALIA RESPONSE DATED 13/01/2026</p>	<p>YES*</p> <p>NO</p> <p>YES</p>
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**29. *Planning, Development and Infrastructure Act 2016***

<p>29.1 Part 5- Planning and Design Code</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> LOCAL GOVERNMENT (COUNCIL) SEARCH PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016 PART 5 – PLANNING AND DESIGN CODE</p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):  <b>ZONE: RURAL (RU)</b>  <b>SUBZONE: NIL</b>  <b>ZONING OVERLAYS: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH ZONING OVERLAYS</b></p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? <b>NO</b></p> <p>Is the land designated as a local heritage place? <b>NO</b></p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? <b>NO</b></p>	<p>YES</p> <p>NO</p> <p>YES</p>
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	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: <b>YES</b>	
	<b>Note</b> - For further information about the Planning and Design Code visit <a href="https://code.plan.sa.gov.au">https://code.plan.sa.gov.au</a>	
29.2	section 127—Condition (that continues to apply) of a development authorisation <b>NOT APPLICABLE</b>	<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> LOCAL GOVERNMENT (COUNCIL) SEARCH SECTION 127 <b>YES</b></p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>
<b>36. Other Charges</b>		
36.1	Charge of any kind affecting the land (not included in another item) <b>*AGREEMENT TO BE TRANSFERRED TO PURCHASER IN ACCORDANCE WITH CLAUSE 11 OF THE AGREEMENT</b>	<p><i>Is this item applicable?</i> <b>YES</b></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> <b>NO*</b></p> <p><i>Are there attachments?</i> AGREEMENT <b>YES</b></p> <p>Person or body in whose favour charge exists: <b>WILLUNGA BASIN WATER COMPANY PTY LTD</b></p> <p>Nature of charge: <b>REFER AGREEMENT</b></p> <p>Amount of charge (if known): <b>REFER AGREEMENT</b></p>

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 CHEMICALS (PESTICIDES/FUNGICIDES) HAVE BEEN USED IN THE GENERAL CARE AND MAINTENANCE OF THE VINES ON THE PROPERTY PRIOR TO AND WHILST THE VENDOR HAS AN INTEREST IN THE LAND.**

- (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 CHEMICALS (PESTICIDES/FUNGICIDES) HAVE BEEN USED IN THE GENERAL CARE AND MAINTENANCE OF THE VINES ON THE PROPERTY PRIOR TO AND WHILST THE VENDOR HAS AN INTEREST IN THE LAND.**

- (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 any prescribed activity of environmental significance under Schedule 1 of that Act at the land?

**NO**

- (b) details of a licence no longer in force issued under Part 6 of the Environment Protection Act 1993 to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?

**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 X 2

Copy of certificate(s) of title to the land X 2

Local Government (Council) Search

Agreement between Willunga Basic Water Company Pty Ltd and Graham Thomas Rowley

DP127029, DP127093

VM 7533995

The Phylloxera And Grape Industry Board Of South Australia Vinehealth Australia Response Dated 13/01/2026

Department for Infrastructure and Transport responses X 2 dated 15/01/2026

SA Water, Emergency Service Levy and Land Tax Searches

Form R3 – Buyers Information Notice

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**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 \_\_\_\_\_ 2026

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

\_\_\_\_\_  
Purchaser(s)

# Property Interest Report

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

Title Reference	CT 6259/860	Reference No. 2743261
Registered Proprietors	G T & M C*ROWLEY	Prepared 05/01/2026 15:23
Address of Property	50 SEAVIEW 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](http://www.cbs.sa.gov.au)

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

### 1. General

- |     |  |  |
|-----|--|--|
| 1.1 | Mortgage of land<br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>  | Refer to the Certificate of Title  |
| 1.2 | Easement<br>(whether over the land or annexed to the land)<br><br>Note--"Easement" includes rights of way and party wall rights<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>   | Refer to the Certificate of Title  |
| 1.3 | Restrictive covenant<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>  | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence<br>(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title<br><br>also<br><br>Contact the vendor for these details    |
| 1.5 | Caveat   | Refer to the Certificate of Title  |
| 1.6 | Lien or notice of a lien   | Refer to the Certificate of Title  |
- ### 2. Aboriginal Heritage Act 1988
- |     |   |   |
|-----|---|---|
| 2.1 | section 9 - Registration in central archives of an Aboriginal site or object              | Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title |
| 2.2 | section 24 - Directions prohibiting or restricting access to, or activities on, a site or | Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title                            |

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

## 6. Repealed Act conditions

- |     |   |   |
|-----|---|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed) | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
|-----|---|---|

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

## 7. Emergency Services Funding Act 1998

- |     |                                 |   |
|-----|---------------------------------|---|
| 7.1 | section 16 - Notice to pay levy | <b>An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b><br><br><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|-----|---------------------------------|---|

## 8. Environment Protection Act 1993

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

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

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

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

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

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

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

Act

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

## 19. ***Land Tax Act 1936***

- |      |   |  |
|------|---|--|
| 19.1 | Notice, order or demand for payment of land tax | <b>A Land Tax Certificate will be forwarded.<br/>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b><br><br>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a> |
|------|---|--|

## 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 | <b>Transport Assessment Section within DIT will respond with details that may be relevant to this item</b> |
|------|--|--|

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

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

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

## **25. *Native Vegetation Act 1991***

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

### 30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

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

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

### 34. *Water Industry Act 2012*

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

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

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

### 36. **Other charges**

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

## Other Particulars

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

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

## Additional Information

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

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

## Notices

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

#### ***Land Tax Act 1936 and Regulations thereunder***

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

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

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

Information should be obtained from:

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

#### ***Landscape South Australia 2019***

Water Resources Management - Taking of underground water

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

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

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

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## Certificate of Title

**Title Reference:** CT 6259/860  
**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

REAL PROPERTY ACT, 1886



South Australia

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 6259 Folio 860

**Parent Title(s)** CT 5206/805  
**Creating Dealing(s)** RTD 13596103  
**Title Issued** 17/09/2021      **Edition** 1      **Edition Issued** 17/09/2021

## Estate Type

FEE SIMPLE

## Registered Proprietor

GRAHAM THOMAS ROWLEY  
MARIE CHRISTINE ROWLEY  
OF PO BOX 276 MCLAREN VALE SA 5171  
AS JOINT TENANTS

## Description of Land

ALLOTMENT 45 DEPOSITED PLAN 127093  
IN THE AREA NAMED MCLAREN VALE  
HUNDRED OF WILLUNGA

## Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED B ON D127093 TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (T 3663115)

## Schedule of Dealings

Dealing Number	Description
8977183	MORTGAGE TO AUSTRALIAN CENTRAL CREDIT UNION LTD.

## Notations

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

## Certificate of Title

**Title Reference** CT 6259/860  
**Status** CURRENT  
**Easement** YES  
**Owner Number** 03361602  
**Address for Notices** PO BOX 276 MCLAREN VALE SA 5171  
**Area** 6597m<sup>2</sup> (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

GRAHAM THOMAS ROWLEY  
MARIE CHRISTINE ROWLEY  
OF PO BOX 276 MCLAREN VALE SA 5171  
AS JOINT TENANTS

## Description of Land

ALLOTMENT 45 DEPOSITED PLAN 127093  
IN THE AREA NAMED MCLAREN VALE  
HUNDRED OF WILLUNGA

## Last Sale Details

There are no sales details recorded for this property

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	8977183	AUSTRALIAN CENTRAL CREDIT UNION LTD.

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
865934502*	CURRENT	50 SEAVIEW ROAD, MCLAREN VALE, SA 5171

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

<b>Valuation Number</b>	865934502*
<b>Type</b>	Site & Capital Value
<b>Date of Valuation</b>	01/01/2025
<b>Status</b>	CURRENT
<b>Operative From</b>	01/07/2022
<b>Property Location</b>	50 SEAVIEW ROAD, MCLAREN VALE, SA 5171
<b>Local Government</b>	ONKAPARINGA
<b>Owner Names</b>	GRAHAM THOMAS ROWLEY MARIE CHRISTINE ROWLEY
<b>Owner Number</b>	03361602
<b>Address for Notices</b>	PO BOX 276 MCLAREN VALE SA 5171
<b>Zone / Subzone</b>	RU - Rural
<b>Water Available</b>	Yes
<b>Sewer Available</b>	No
<b>Land Use</b>	1993 - House And Horticulture (Non-Viable)
<b>Description</b>	6H 2DIG
<b>Local Government Description</b>	Primary Production

## Parcels

Plan/Parcel	Title Reference(s)
D127029 ALLOTMENT 43	CT 6259/862
D127093 ALLOTMENT 45	CT 6259/860

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$760,000	\$1,000,000			
Previous	\$710,000	\$930,000			

## Building Details

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<b>Valuation Number</b>	865934502*
<b>Building Style</b>	Not Available
<b>Year Built</b>	Not Available
<b>Building Condition</b>	Not Available
<b>Wall Construction</b>	Not Available
<b>Roof Construction</b>	Not Available
<b>Equivalent Main Area</b>	Not Available
<b>Number of Main Rooms</b>	Not Available

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

# Property Interest Report

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

Title Reference	CT 6259/862	Reference No. 2743261
Registered Proprietors	G T & M C*ROWLEY	Prepared 05/01/2026 15:23
Address of Property	50 SEAVIEW 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](http://www.cbs.sa.gov.au)

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

### 1. General

- |     |  |  |
|-----|--|--|
| 1.1 | Mortgage of land<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>  | Refer to the Certificate of Title  |
| 1.2 | Easement<br>(whether over the land or annexed to the land)<br><br>Note--"Easement" includes rights of way and party wall rights<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>   | Refer to the Certificate of Title  |
| 1.3 | Restrictive covenant<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>  | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence<br>(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title<br><br>also<br><br>Contact the vendor for these details    |
| 1.5 | Caveat   | Refer to the Certificate of Title  |
| 1.6 | Lien or notice of a lien   | Refer to the Certificate of Title  |
- ### 2. Aboriginal Heritage Act 1988
- |     |   |   |
|-----|---|---|
| 2.1 | section 9 - Registration in central archives of an Aboriginal site or object              | Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title |
| 2.2 | section 24 - Directions prohibiting or restricting access to, or activities on, a site or | Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title                            |

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

## 6. Repealed Act conditions

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

## 7. Emergency Services Funding Act 1998

- 7.1 section 16 - Notice to pay levy  
**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](http://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
<b>9. <i>Fences Act 1975</i></b>		
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
<b>10. <i>Fire and Emergency Services Act 2005</i></b>		
10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor
<b>11. <i>Food Act 2001</i></b>		
11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
<b>12. <i>Ground Water (Qualco-Sunlands) Control Act 2000</i></b>		
12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title
<b>13. <i>Heritage Places Act 1993</i></b>		
13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title
<b>14. <i>Highways Act 1926</i></b>		
14.1	Part 2A - Establishment of control of access from any road abutting the land	<b>Transport Assessment Section within DIT will respond with details that may be relevant to this item</b>
<b>15. <i>Housing Improvement Act 1940 (repealed)</i></b>		
15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title
<b>16. <i>Housing Improvement Act 2016</i></b>		

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

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

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

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

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

Act

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

## 19. **Land Tax Act 1936**

- |      |   |   |
|------|---|---|
| 19.1 | Notice, order or demand for payment of land tax | <b>A Land Tax Certificate will be forwarded.</b><br><b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b><br><br><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|------|---|---|

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

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

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

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

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

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

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

- |      |  |  |
|------|--|--|
| 23.1 | section 6 - Restriction on building work | <b>Transport Assessment Section within DIT will respond with details that may be relevant to this item</b> |
|------|--|--|

## 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
- The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal: [https://plan.sa.gov.au/have\\_your\\_say/code-amendments/code\\_amendment\\_register](https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register) or phone PlanSA on 1800 752 664.**
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order
- State Planning Commission in the Department for Housing and Urban Development

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

### 30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

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

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

### 34. *Water Industry Act 2012*

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

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

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

### 36. **Other charges**

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

## Other Particulars

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

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

## Additional Information

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

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

## Notices

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

#### ***Land Tax Act 1936 and Regulations thereunder***

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

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

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

Information should be obtained from:

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

#### ***Landscape South Australia 2019***

Water Resources Management - Taking of underground water

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

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

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

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## Certificate of Title

**Title Reference:** CT 6259/862  
**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

REAL PROPERTY ACT, 1886



South Australia

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 6259 Folio 862

**Parent Title(s)** CT 5206/804  
**Creating Dealing(s)** RTD 13596104  
**Title Issued** 17/09/2021      **Edition** 1      **Edition Issued** 17/09/2021

## Estate Type

FEE SIMPLE

## Registered Proprietor

GRAHAM THOMAS ROWLEY  
MARIE CHRISTINE ROWLEY  
OF PO BOX 276 MCLAREN VALE SA 5171  
AS JOINT TENANTS

## Description of Land

ALLOTMENT 43 DEPOSITED PLAN 127029  
IN THE AREA NAMED MCLAREN VALE  
HUNDRED OF WILLUNGA

## Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED W ON D127029 TO THE MINISTER FOR INFRASTRUCTURE (VM 7533995)

## Schedule of Dealings

Dealing Number	Description
8977183	MORTGAGE TO AUSTRALIAN CENTRAL CREDIT UNION LTD.

## Notations

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

## Certificate of Title

**Title Reference** CT 6259/862  
**Status** CURRENT  
**Easement** YES  
**Owner Number** 03361602  
**Address for Notices** PO BOX 276 MCLAREN VALE SA 5171  
**Area** 1.483ha (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

GRAHAM THOMAS ROWLEY  
MARIE CHRISTINE ROWLEY  
OF PO BOX 276 MCLAREN VALE SA 5171  
AS JOINT TENANTS

## Description of Land

ALLOTMENT 43 DEPOSITED PLAN 127029  
IN THE AREA NAMED MCLAREN VALE  
HUNDRED OF WILLUNGA

## Last Sale Details

There are no sales details recorded for this property

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	8977183	AUSTRALIAN CENTRAL CREDIT UNION LTD.

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
865934502*	CURRENT	50 SEAVIEW ROAD, MCLAREN VALE, SA 5171

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

<b>Valuation Number</b>	865934502*
<b>Type</b>	Site & Capital Value
<b>Date of Valuation</b>	01/01/2025
<b>Status</b>	CURRENT
<b>Operative From</b>	01/07/2022
<b>Property Location</b>	50 SEAVIEW ROAD, MCLAREN VALE, SA 5171
<b>Local Government</b>	ONKAPARINGA
<b>Owner Names</b>	GRAHAM THOMAS ROWLEY MARIE CHRISTINE ROWLEY
<b>Owner Number</b>	03361602
<b>Address for Notices</b>	PO BOX 276 MCLAREN VALE SA 5171
<b>Zone / Subzone</b>	RU - Rural
<b>Water Available</b>	Yes
<b>Sewer Available</b>	No
<b>Land Use</b>	1993 - House And Horticulture (Non-Viable)
<b>Description</b>	6H 2DIG
<b>Local Government Description</b>	Primary Production

## Parcels

Plan/Parcel	Title Reference(s)
D127029 ALLOTMENT 43	CT 6259/862
D127093 ALLOTMENT 45	CT 6259/860

## Values


Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$760,000	\$1,000,000			
Previous	\$710,000	\$930,000			

## Building Details

---

<b>Valuation Number</b>	865934502*
<b>Building Style</b>	Not Available
<b>Year Built</b>	Not Available
<b>Building Condition</b>	Not Available
<b>Wall Construction</b>	Not Available
<b>Roof Construction</b>	Not Available
<b>Equivalent Main Area</b>	Not Available
<b>Number of Main Rooms</b>	Not Available

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

PURPOSE:	DIVISION	AREA NAME:	MCLAREN VALE	APPROVED:	18/06/2021	 <b>D127029</b> SHEET 1 OF 2 107948_text_01_v05_Version_5
MAP REF:	6627/20/R	COUNCIL:	CITY OF ONKAPARINGA	DEPOSITED:		
LAST PLAN:		DEVELOPMENT NO:				

AGENT DETAILS:	MICHAEL GREAR SURVEYS 5 GULFVIEW ROAD BLACKWOOD SA 5051 PH: 8278 8732 FAX: 8278 8050	SURVEYORS CERTIFICATION:	I Mark Kenneth Whitford , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me and correctly prepared in accordance with the Survey Act 1992. 2) That the field work was completed on the 13th day of April 2021 18th day of June 2021 Mark Whitford Licensed Surveyor
AGENT CODE:	MGS7P		
REFERENCE:	2020216-44B		

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5206	804		ALLOTMENT(S)	20	F	33441 WILLUNGA		

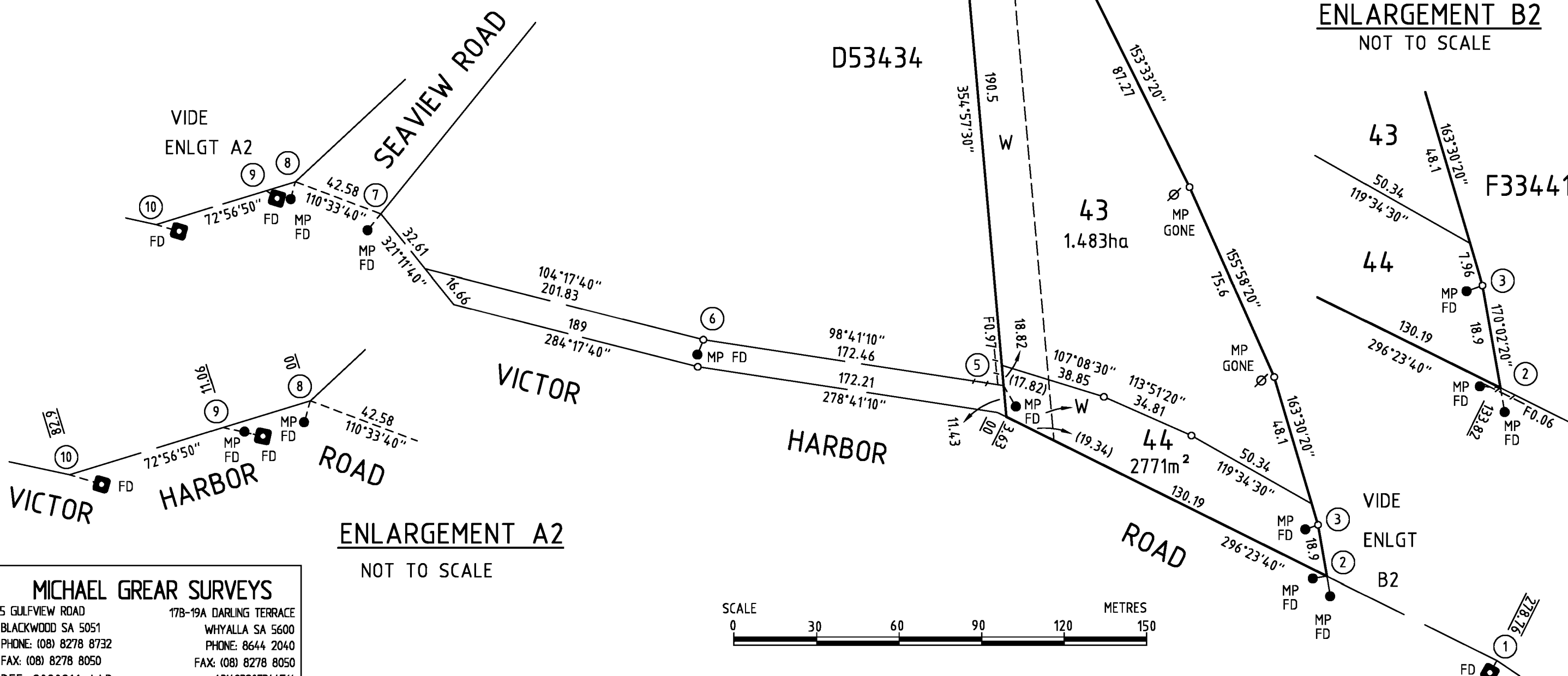
OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
EXISTING	43.44	LONG	EASEMENT(S)	W		THE MINISTER FOR INFRASTRUCTURE	VM 7533995


ANNOTATIONS: NO OCCUPATION UNLESS OTHERWISE SHOWN  
 LAND ACQUISITION ACT 1969 APPLIES TO THIS PLAN  
 ALLOTMENT 44 IS TO ISSUE IN THE NAME OF THE COMMISSIONER OF HIGHWAYS

REFERENCE MARKS				
CNR	BEARING	FROM	DIST.	P.M.No.
1	30°10'	PM FD	1.01	6627/7010
2	350°02'	MP FD	3.76	
2	114°25'	MP FD	1.19	
3	70°37'	MP FD	0.50	
4	-	PM FD	-	6627/7013
5	351°55'	MP FD	0.96	
6	20°34'	MP FD	0.88	
7	38°59'	MP FD	1.01	
8	46°20'	MP FD	1.02	
9	281°45'	MP FD	0.52	
9	281°45'	PM FD	0.99	6627/17918
10	290°55'	PM FD	1.01	6627/7009
11	354°57'30"	MP FD	42.33	



**MICHAEL GREAR SURVEYS**  
 5 GULFVIEW ROAD  
 BLACKWOOD SA 5051  
 PHONE: (08) 8278 8732  
 FAX: (08) 8278 8050  
 REF: 2020216-44B

178-19A DARLING TERRACE  
 WHYALLA SA 5600  
 PHONE: 8644 2040  
 FAX: (08) 8278 8050  
 ABN:93205344714

PURPOSE:	DIVISION	AREA NAME:	MCLAREN VALE	APPROVED:	17/06/2021	 <b>D127093</b> SHEET 1 OF 2 107949_text_01_v04_Version_4
MAP REF:	6627/20/R	COUNCIL:	CITY OF ONKAPARINGA	DEPOSITED:		
LAST PLAN:		DEVELOPMENT NO:				

AGENT DETAILS:	MICHAEL GREAR SURVEYS 5 GULFVIEW ROAD BLACKWOOD SA 5051 PH: 8278 8732 FAX: 8278 8050	SURVEYORS CERTIFICATION:	I Mark Kenneth Whitford , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me and correctly prepared in accordance with the Survey Act 1992. 2) That the field work was completed on the 13th day of April 2021 16th day of June 2021 Mark Whitford Licensed Surveyor
AGENT CODE:	MGS7P		
REFERENCE:	2020216-45A		

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5206	805		ALLOTMENT(S)	21	F	33441 WILLUNGA		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
EXISTING	45.46	LONG	EASEMENT(S)	B		DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000)	T 3663115

ANNOTATIONS: NO OCCUPATION UNLESS OTHERWISE SHOWN  
 LAND ACQUISITION ACT 1969 APPLIES TO THIS PLAN  
 ALLOTMENT 46 IS TO ISSUE IN THE NAME OF THE COMMISSIONER OF HIGHWAYS



AMO

REGISTRAR-GENERAL'S OFFICE SOUTH AUSTRALIA

7533995



PREFIX

V M

FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT, 1886

(SIGNED)

N/A

Solicitor/Licensed Land Broker

SERIES NO. TO BE COMPLETED BY AGENT

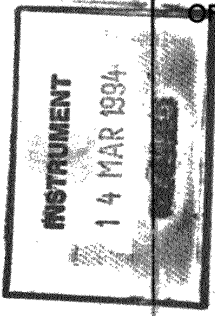
-8 JUL 1993

	TIME	11:25
FEE'S		\$
R.G.O.		NFP.
POSTAGE		
ADVERTISING		
NEW C.T. TO ISSUE		

VOLUME 4401 FOLIO 163



-1 MAR 1994



OFFICE NOTES:

DU 7416877

NEW C.T. TO ISSUE merge closed Road A in DP 35492 with the whole of the land in C.T. 4115-63

Done 8/12/93



BELOW THIS LINE FOR OFFICE USE ONLY

BELOW THIS LINE FOR AGENT USE ONLY

EXAMINATION

CORRECTION		PASSED
O.D.R. No.		EXAMINER TO INITIAL
REFERRED	RETURNED	
		Dmm

KT 9/3

Lodged by: Address:

Surveyor-General's Office Roads Unit Sud 1

Correction to

601

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

- 1..... } Received
- 2..... } items
- 3..... } No.
- 4..... } Assessor
- 5..... }

REGISTERED ON AT BY ENTRY OF A MEMORIAL OF THIS INSTRUMENT IN THE REGISTER BOOK. VOL. FOLIO

REGISTRAR-GENERAL

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

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

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

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

ITEM	AGENT/RGO BOX No	DELIVERY DATE	*POSTAGE DATE	INITIALS	ITEM: CT CL REF.	AGENT'S NAME	AGENT/RGO BOX NO.	POSTAL ADDRESS*
1								
2								
3								
4								
5								

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

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

AGENT'S INITIALS

**CLOSED ROAD TITLE CERTIFICATE**

PURSUANT TO SECTION 26 OF THE ROADS (OPENING AND CLOSING) ACT 1991  
(ROAD CLOSED PURSUANT TO THE ROADS (OPENING AND CLOSING) ACT 1932)

CERTIFICATE(S) OF  
TITLE/CROWN  
LEASE(S)  
AFFECTED

The whole of the land comprised and described in  
Certificate of Title Volume 4115 Folio 633

CLOSED ROAD  
DESCRIPTION

Portion of government road dividing allotment 1 in  
Deposited Plan 21842 from Closed Road A (CT 4115/641)  
and portion of section 103 (CT 4115/633), Hundred of  
Willunga, and marked "A" on Deposited Plan 35492.

REGISTERED  
PROPRIETOR(S)

GRAHAM THOMAS ROWLEY and MARIE CHRISTINE ROWLEY both  
of PO Box 276 McLaren Vale 5171

EASEMENT(S)

The land in the closed road is subject to an easement  
to the Minister of Public Infrastructure as set forth  
in Appendix A

INSTRUCTIONS

In accordance with Section 28(3) of the Act, a new  
Certificate of Title is to issue for the whole of the  
land comprised in the said Certificate of Title and  
the said closed road.

CERTIFIED CORRECT

*ju*

DATED THIS 1<sup>st</sup> DAY OF July 19 93

*P.M. Kelly*

SURVEYOR-GENERAL

*P. Kelly*

MINISTER OF ENVIRONMENT

**DESCRIPTION OF EASEMENT REFERRED TO IN THE  
CERTIFICATE FOR LAND MARKED 'W'**

IN DEPOSITED PLAN NO. 35492

The right is reserved to the MINISTER OF PUBLIC INFRASTRUCTURE with or without horses plant equipment carts motor vehicles and other carriages laden or unladen full free and unrestricted right and liberty of entry egress and regress from time to time and at all times hereafter for him and his agents servants and workmen in through over across and along the land marked "W" on Deposited Plan No. 35492

AND ALSO full free and unrestricted right and liberty for the said Minister and his agents servants and workmen at any time to break the surface of dig open up and use the said land for the purpose of laying down fixing taking up repairing re-laying or examining pipes and of using and maintaining those pipes for water supply purposes.

DP 35492

GG.

SEC 92  
CT 4196/915  
4382/45

SEC 93  
CT 4012/346

GOVT ROAD

BARYTES ROAD

LOT 1  
FP 7779  
CT 4155/519

20.0m \* EASEMENT

DP 35492  
G.G. 18.2.1993 P.681  
EWS 3335/93

16.5m \* EASEMENT

EASEMENT REQUIRED  
OVER THIS PORTION  
OF THE ROAD  
RESERVE

LOT 1  
DP 21842  
CT 4306/760

FUTURE EASEMENT TO  
BE ACQUIRED ONCE  
ROAD CLOSURE HAS  
BEEN SETTLED

PT SEC 103  
CT 4115/633

16.5m \* EASEMENT

PUBLIC ROAD

Insert type of document here.....

BLANK INSTRUMENT FORM  
(see footnote)

[Large empty rectangular area for document content]

NOTE: This form may be used only when no panel form is suitable.

# DIAGRAM AMENDMENT INSTRUCTIONS

N.T.

Please compile a diagram for A in  
DP 35492 consolidated with CT 4115/633

Area to be calculated in Plans

New CT to issue for above Lot in FP ---  
subject to W on DP 35492

DRAFTERS:  
Suggest a  
CT issue of  
mark

on FP. 332144  
can unifying  
10 days before  
land-allowance  
for 9/2/04

MARK W.

SERIES NO.

7533995

AUTHORISATION





**WILLUNGA BASIN WATER COMPANY PTY LTD**

A.C.N.: 081 133 619

("WBWC")

and

**GRAHAM THOMAS ROWLEY**

**PO Box 276, MCLAREN VALE**

**South Australia 5171**

("The Consumer")

A.B.N.: 77 691 634 984

---

**AGREEMENT**

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AGREEMENT made the 7th day of OCTOBER 2010

BETWEEN:

**WILLUNGA BASIN WATER COMPANY PTY LTD** ACN: 081 133 619  
of PO Box 53, MCLAREN VALE in South Australia (*WBWC*);

and

**GRAHAM THOMAS ROWLEY** ABN: 77 691 634 984  
of PO Box 276, MCLAREN VALE in South Australia (*the consumer*);

## AGREEMENT

### 1. Definitions

In this agreement, unless the contrary intention appears, the following words have the following meaning:

- 1.1 **access year** means the year in which the reclaimed water supply commences being the year specified in Schedule 1 of this agreement;
- 1.2 **consumer** means the person referred to on the front page of this agreement as the consumer;
- 1.3 **consumer's infrastructure** means any pumps, filtration systems, outlets, piping, sprinklers, or irrigation system used or installed by the consumer to convey reclaimed water on the land. It also includes any variations to the consumer's infrastructure;
- 1.4 **EPA** means the Environment Protection Authority established under the Environment Protection Act 1993;
- 1.5 **flow rate allocation** means the rate of flow of water allocated to the consumer and set out in Schedule 1 to this agreement;
- 1.6 **Health Commission approval** means the approval of the use of the treated water from South Australian Health Commission dated 24<sup>th</sup> April 1998 and includes any amendment of it;

RevenueSA - Stamp Duty - ABN 19 040 349 865 ©	
RevNetID/PRA Bundle No.	124459420
Orig/Copy	1 with 1 copies
Consideration/Value/Security:	\$ —
SA Proportion (if applicable):	\$ —
Int: \$	Pen/Add Tax: \$ —
Signature:	Date: 07/10/2010

- 1.7 ***Irrigation Management Plan*** means the document dated 30<sup>th</sup> July 1998 prepared by Hydroplan Pty Ltd entitled Willunga Basin Water Company Irrigation Management Plan and includes any amendment to it;
- 1.8 ***Maximum flow rate*** means the maximum instantaneous flow rate at which the water quota will be supplied by WBWC as set out in Schedule 1.
- 1.9 ***Maximum Hours of irrigation per day*** means the maximum hours per calendar day that the consumer is to receive reclaimed water from the WBWC pipeline system.
- 1.10 ***month*** means calendar month;
- 1.11 ***SA Water*** means South Australian Water Corporation;
- 1.12 ***term*** means the term of this agreement and includes any period of renewal of it;
- 1.13 ***the boundary access point*** means the point on the boundary of the land to which WBWC must supply reclaimed water and from which the consumer is responsible for any reclaimed water supplied by WBWC;
- 1.14 ***the land*** means the land owned by the consumer and to which reclaimed water is to be supplied under this agreement as set out in Schedule 1;
- 1.15 ***the outlet*** means the devices including a water meter constructed and installed upon the land for the purpose of delivering and measuring the water supply from the WBWC pipeline system to the consumer on the land;
- 1.16 ***the WBWC pipeline system*** means any infrastructure constructed by WBWC for the treatment and distribution of the treated water and including but not limited to the pipeline and associated pumping facilities (but not including on farm consumer infrastructure);
- 1.17 ***treated water licence*** means the licence granted by SA Water to WBWC in a deed dated 15<sup>th</sup> January 1998 and includes any amendment of it;

- 1.18 **reclaimed water** means water (including treated water, recycled water or any other water) provided by SA Water and/or the City Of Onkaparinga to WBWC under Licence or Agreement
- 1.19 **treatment plant** means the Christies Beach Waste Water Treatment Plant and/or other Waste Water Treatment Plants;
- 1.20 **water quota** means the annual amount of reclaimed water which it is to be supplied by WBWC under this agreement and specifically set out in Schedule 1 to this agreement;
- 1.21 **WBWC** means Willunga Basin Water Company Pty Ltd A.C.N. 081 133 619 and includes its employees and contractors;
- 1.22 **Willunga Basin area** means the area defined in paragraph 1.1 of the Irrigation Management Plan.

## 2. **Interpretation**

In this agreement, unless an alternative meaning is clearly intended:

- 2.1 the singular includes the plural and the other way around;
- 2.2 each gender includes all other genders;
- 2.3 headings do not affect the interpretation;
- 2.4 if a provision of this agreement would, but for this clause, be unenforceable:
- 2.4.1 the provision must be read down to the extent necessary to avoid that result; and
- 2.4.2 if the provision cannot be read down to that extent, it must be severed without affecting the validity and enforceability of the remainder of this agreement.

### **3. Background to this Agreement**

- 3.1 SA Water has granted to WBWC under the treated water licence a right to use reclaimed water produced from the treatment plant.
- 3.2 WBWC has available an amount of reclaimed water which is surplus to its current requirements.
- 3.3 WBWC has built a WBWC pipeline system which enables reclaimed water to be supplied by WBWC to the consumer.
- 3.4 The consumer has requested WBWC to provide reclaimed water to the consumer from the access date upon the terms as set out in this agreement.  
WBWC has agreed to do so upon the terms set out in this agreement.
- 3.5 The consumer must only use the reclaimed water pursuant to the terms and conditions of approval granted by the South Australian Health Commission and the EPA for drip irrigation of agricultural and horticultural crops and for no other purpose.

### **4. Duration of Agreement**

- 4.1 This agreement commences on the date of this agreement and continues until the 27<sup>th</sup> June 2038 unless cancelled at an earlier date as provided in this agreement.
- 4.2 There is no right of renewal of this agreement.

### **5. Agreement to Supply Water**

WBWC agrees with the consumer that from the access year, WBWC will use its best endeavours to supply reclaimed water to the boundary access point on the land. The basis upon which WBWC supplies the reclaimed water is set out in this agreement.

**6. Pricing Structure for Supply of Reclaimed Water**

- 6.1 The consumer must pay the annual fees set out in Schedule 1 to cover costs for access from the outlet to the WBWC pipeline.
- 6.2 WBWC and the consumer agree that the water quota for the consumer for the land is the amount of megalitres set out in Schedule 1 at the maximum flow rate set out in Schedule 1.
- 6.3 The consumer must pay WBWC for the water quota at the initial rate as set out in Schedule 1 and as amended from time to time
- 6.4 If the consumer uses up two thirds of the water quota then the consumer pays:
- 6.4.1 for two thirds of the water quota at the rate as set out in Schedule 1 irrespective of how much has been used; and
- 6.4.2 for one third of the water quota at the default rate as set out in Schedule 1.
- 6.5 Once the consumer uses over two thirds of the water quota, then the consumer must pay:
- 6.5.1 Water Quota rate, as set out in Schedule 1, for water used; and
- 6.5.2 Default Rate, as set out in Schedule 1, for the balance of the water quota.
- 6.6 The consumer must pay WBWC for the price of reclaimed water under the water quota:
- 6.6.1 on or before the 31<sup>st</sup> July in each year for the water used between the 1<sup>st</sup> April and the 30<sup>th</sup> June;
- 6.6.2 on or before the 31<sup>st</sup> October in each year for the water used between the 1<sup>st</sup> July and the 30<sup>th</sup> September;

- 6.6.3 on or before the 31<sup>st</sup> January in each year for the water used between the 1<sup>st</sup> October and the 31<sup>st</sup> December of the previous calendar year.
- 6.6.4 on or before 30<sup>th</sup> April in each year for the water used between the 1<sup>st</sup> January and the 31<sup>st</sup> March in that year.
- 6.7 The consumer must not, without the prior written consent of WBWC, exceed the maximum flow rate or exceed the water quota.
- 6.8 If the consumer uses reclaimed water in excess of the water quota, the consumer must pay WBWC a penalty amount per kilolitre, as set out in Schedule 1, or such rate as amended by WBWC, for the amount of reclaimed water used in excess of the water quota by the consumer.
- 6.9 The amount of the excess water is calculated as at the 30<sup>th</sup> June in each year.
- 6.10 The consumer must pay for the excess water used within 14 days of receipt of the final notice from WBWC.
- 6.11 The price per kilolitre for reclaimed water may be varied by WBWC each year for the following year's supply of water as follows:
- 6.11.1 on the 30<sup>th</sup> June 2011, 2012, 2013 and 2014 in accordance with annual movements in the Consumer Price Index All Groups (Adelaide) March Quarter index
- 6.11.2 on the 31<sup>st</sup> March 2015 by increasing the then current price by 5.5 cents per kilolitre;
- 6.11.3 on the 30<sup>th</sup> June 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023 and 2024 in accordance with annual movement in the Consumer Price Index All Groups (Adelaide) March Quarter index;
- 6.11.4 on the 31<sup>st</sup> March 2025 by increasing the then current price by 5.5 cents per kilolitre;

- 6.11.5 on the 30<sup>th</sup> June 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037 and 2038 in accordance with annual movement in the Consumer Price Index All Groups (Adelaide) March Quarter index;
- 6.11.6 the pricing structure of clauses 6.11.1 to 6.11.5 inclusive may be increased in the event that WBWC costs exceed the specified levels in these clauses. However such variation shall not result in a profit margin higher than that achieved in other comparable water supply businesses.
- 6.12 If the Consumer Price Index All Groups (Adelaide) ceases to be published, then WBWC and the consumer agree to engage an actuary to calculate as near as possible what would have been the movement in the index. WBWC and the consumer must equally pay for the actuary's costs.
- 6.13 The consumer accepts the readings of the outlet as conclusive evidence of the quantity of excess water supplied to the consumer on the land unless the consumer supplies clear proof of error to the satisfaction of WBWC.
- 6.14 The price of any supply under this agreement which is a taxable supply under the A New Tax System (Goods and Services Tax) Act 1999 ("the Act") is increased by the rate of the Goods and Services Tax.
- 6.15 The resulting price is a GST inclusive price which is then payable by the consumer to WBWC at the same time as payment is due under this agreement for the relevant taxable supply.
- 6.16 WBWC must provide a tax invoice in accordance with the Act for each taxable supply at the same time as requesting payment for the relevant supply.

6.17 If an adjustment event (as defined in the Act) occurs then WBWC must provide the adjustment note to the consumer within 7 days of the adjustment event.

**7. Interest**

7.1 The consumer must pay interest on any amount outstanding to WBWC for longer than 7 days at 2% above the overdraft rate charged by WBWC's bank on overdraft accounts of \$100,000.00. This clause applies irrespective of whether or not WBWC in fact has an overdraft.

7.2 Interest is calculated from the day that the amount is due until it is paid by the consumer.

**8. Basis of Supply of Treated Water**

8.1 The consumer and WBWC agree that:

8.1.1 WBWC is responsible for the construction, installation, repair and maintenance of the WBWC pipeline system up to the boundary access point;

8.1.2 the consumer must obtain the prior written approval of WBWC to the existing or proposed design, construction and installation of the water outlet and the consumer's infrastructure. The consumer must comply with reasonable requests for information by WBWC about the consumer's infrastructure;

8.1.3 the consumer must repair, maintain and if necessary replace the consumer's infrastructure to a good quality standard or as otherwise reasonably directed by WBWC and otherwise to comply with any of the requirements of EPA, the Irrigation Management Plan or the Health Commission approval;

- 8.1.4 the outlet is installed at the cost of WBWC and is always owned by WBWC but the cost of repairs and maintenance of the outlet by WBWC must be paid by the consumer. WBWC must pay for the cost of replacement of the outlet occasioned through normal wear and tear. The consumer must pay for the cost of replacement of the outlet where required for any other reason;
- 8.1.5 the consumer must keep the outlet properly protected from damage and must not tamper with the outlet, the outlet flow meter or the data logger;
- 8.1.6 WBWC may enter upon the land at all reasonable times for the purpose of installing, repairing, removing or replacing the outlet and for reading the outlet;
- 8.1.7 WBWC may enter the land at all times to enable WBWC to comply with WBWC's obligations under the treated water licence, the Irrigation Management Plan and the Health Department approval;
- 8.1.8 the consumer allows WBWC to enter the land for the purposes of an emergency relating to the reticulated water system or the consumer's infrastructure;
- 8.1.9 the consumer shall not store reclaimed water without the prior written approval of WBWC and any relevant regulatory authority;
- 8.1.10 the consumer shall not cross-connect reclaimed water to any other sources of water without the prior written approval of WBWC and any relevant regulatory authority ;
- should approval be granted the consumer must, on demand, deliver to WBWC a copy of any backflow prevention device inspection certificates;

- 8.1.11 the consumer must not allow the reclaimed water to discharge into streams or aquifers;
- 8.1.12 the consumer must comply with the relevant Australian Standards by painting the consumer's above ground infrastructure with the appropriate colour warning of the use of reclaimed water.
- 8.1.13 the consumer must erect identification signs at entrances and at each corner of the land painted in accordance with the relevant Australian Standard and marked "Warning Reclaimed Water - Do Not Drink!";
- 8.1.14 the consumer must have and properly maintain facilities for filter back wash management;
- 8.1.15 the consumer must abide by the reasonable direction of WBWC in the practice manual issued by WBWC. WBWC has the right to alter the practice manual to accommodate advances in technology and improved ways of supplying the water.

## 9. **Right to Suspend Water Supply**

WBWC may wholly or partially suspend, interrupt, reduce or terminate the supply of reclaimed water, and may refuse to restore that supply:

- 9.1 if the consumer is in breach of this agreement;
- 9.2 for routine maintenance of the reticulated water supply system;
- 9.3 if WBWC is required to do so by any government agency (including SA Water and the EPA) that has authority to impose such a requirement on WBWC or the consumer;
- 9.4 for emergency repairs or maintenance (including urgent corrective action to avoid mechanical or process breakdown) of the reticulated water supply system; or

9.5 if in WBWC's reasonable opinion, maintenance of that supply would:

9.5.1 expose WBWC or SA Water or any other government agency to any risk of loss or damage;

9.5.2 place WBWC in breach of a law in force in South Australia or treated water licence; or

9.5.3 give rise to a material risk of harm, loss or injury to any person or property.

## 10. **Warranties, Indemnities and Disclaimers**

10.1 WBWC gives no warranty that WBWC will be able to supply the water quota or any reclaimed water during the term of this agreement.

10.2 The consumer releases WBWC from any obligation to provide any of the water quota if either or both of the following things occur:

10.2.1 SA Water reduces the volume of reclaimed water available to WBWC;

10.2.2 if due to circumstances beyond the reasonable control of WBWC, WBWC does not have sufficient reclaimed water to provide all or part of the water quota to the consumer.

10.3 Under the treated water licence WBWC has an obligation to comply with all laws in force in South Australia in respect of the use of the reclaimed water including, but not limited to:

10.3.1 any licence, approval or consent obtained by SA Water under the Environment Protection Act 1993 in respect of the discharge of reclaimed water to land or water other than marine waters;

10.3.2 complying with any approval or consent required in respect of the design, construction, operation or maintenance of the WBWC infrastructure as defined in the treated water licence; and

- 10.3.3 any law, regulation or by-law dealing with the supply of the reclaimed water to the consumer.
- 10.4 Under the Treated Water Licence WBWC is under an obligation to ensure that the consumer complies with all laws in force in South Australia in respect of the consumer's use of the reclaimed water. If the consumer does not comply WBWC is obliged under the treated water licence to suspend the supply of the reclaimed water to the consumer until the consumer does comply with the relevant law.
- 10.5 The consumer agrees that to enable WBWC to comply with its obligations under the Treated Water Licence, the consumer must:
- 10.5.1 comply with any law, regulation or by-law dealing with the supply of the reclaimed water to the consumer; and
- 10.5.2 immediately allow WBWC to suspend the supply of reclaimed water to the consumer if the consumer is not complying with the relevant law;
- 10.5.3 release WBWC from any claim for any loss caused to the consumer as a result of WBWC having to suspend the supply of reclaimed water to the consumer;
- 10.5.4 comply with any request made by WBWC which is necessary for WBWC to fulfill its obligations under Clause 5.2 of the Treated Water Licence<sup>1</sup>;
- 10.5.5 comply with any request made by WBWC which is necessary for WBWC to fulfill its obligations under Clause 5.5 of the Treated Water Licence<sup>2</sup>.

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<sup>1</sup> Clause 5.2 requires WBWC to fulfill SA Water's obligation to obtain EPA approval for and implement any irrigation management plan or contingency plan in relation to the discharge of reclaimed water to land or non marine waters.

<sup>2</sup> Clause 5.5 relates to monitoring obligations placed on WBWC by SA Water.

10.6 The consumer acknowledges that WBWC has certain obligations under the Treated Water Licence to allow SA Water to monitor the performance of WBWC under the treated water licence and to allow EPA to monitor the operation of the Irrigation Management Plan. To assist WBWC in complying with its obligation under the Treated Water Licence and the Irrigation Management Plan, the consumer agrees to do anything reasonably necessary that will assist WBWC to comply with the Treated Water Licence and the Irrigation Management Plan. Without limiting the generality of this obligation, the consumer must allow WBWC and SA Water at any time to:

10.6.1 inspect the consumer's infrastructure and outlet upon the consumer's land; and

10.6.2 take water samples from water contained in the consumer's infrastructure;

10.6.3 test the soil which has been irrigated by the use of the reclaimed water.

10.7 Although every care will be taken by WBWC and SA Water, the consumer releases WBWC and SA Water from any damage caused by WBWC or SA Water or both of them in performing the tasks specified in clause 10.6.

10.8 The consumer acknowledges that under the Treated Water Licence, SA Water may wholly or partly suspend the supply of reclaimed water, and may refuse to restore that supply to WBWC:

10.8.1 if WBWC is in breach of the Treated Water Licence;

10.8.2 for routine maintenance of SA Water infrastructure;

10.8.3 if SA Water is required to do so by any government agency that has authority to issue such requirements to SA Water;

- 10.8.4 for emergency repairs or maintenance (including urgent corrective action to avoid mechanical or process breakdowns); or
- 10.8.5 if in SA Water's reasonable opinion, maintenance of that supply would:
- (a) expose SA Water or any other government agency to the risk of loss or damage;
  - (b) place SA Water in breach of a law in force in South Australia; or give rise to a material risk of harm, loss or injury to any person or property.
- 10.9 The consumer agrees that if SA Water suspends the supply of reclaimed water to WBWC for any one or more of the above reasons, then WBWC may cease supply of reclaimed water to the consumer immediately and is under no obligation to restore that supply until SA Water restores the supply of reclaimed water to WBWC sufficient to enable WBWC to supply the consumer.
- 10.10 The consumer releases WBWC and SA Water from any claim that the consumer may have against either or both of them for any loss suffered by the consumer as a result of WBWC being unable to continue to supply reclaimed water to the consumer.
- 10.11 The consumer acknowledges that SA Water and WBWC have certain rights set out in the Treated Water Licence for the cancellation of the Treated Water Licence. If, as a result of the cancellation of the Treated Water Licence, WBWC can no longer supply reclaimed water to the consumer, then WBWC may by written notice immediately cancel this agreement.

- 10.12 The consumer acknowledges and agrees that WBWC:
- 10.12.1 has not made any representation or warranty to the consumer as to the fitness of the reclaimed water for any particular purpose;
  - 10.12.2 has not made any representation or warranty to the consumer as to the quality of the reclaimed water;
  - 10.12.3 is under no obligation to supply water to the consumer from any source other than reclaimed water from the water treatment plant;
  - 10.12.4 has not made any representation or warranty as to the water pressure of the supply of the reclaimed water;
  - 10.12.5 may supply reclaimed water which has an intermittent supply.
- 10.13 The consumer agrees that the consumer uses the reclaimed water at the consumer's own risk.
- 10.14 The consumer acknowledges and agrees that:
- 10.14.1 the Health Commission approval only allows drip irrigation and not aerial (sprinkler) irrigation;
  - 10.14.2 any person operating the consumer's irrigation system and consumer's infrastructure must:
    - (a) wash their hands with soap before eating, drinking or smoking and at the end of a working day;
    - (b) not eat, drink or smoke whilst working with reclaimed water;
    - (c) use suitable protective equipment for the task undertaken using reclaimed water;
    - (d) not drink reclaimed water;
    - (e) avoid high exposure to and inhalation of spray from reclaimed water;
    - (f) avoid unprotected contact with the reclaimed water.

- 10.15 The consumer releases WBWC from any claim which the consumer might otherwise have against WBWC for any losses as a result of using the reclaimed water in breach of clause 10.14.
- 10.16 The consumer releases WBWC from any claim that the consumer may have for any loss in relation to the quality or the use or the pressure or reliability of supply of the reclaimed water.
- 10.17. The consumer indemnifies WBWC against any loss and legal costs and disbursements incurred by WBWC arising as a result of:
- 10.17.1. failure by the consumer to comply with this agreement;
  - 10.17.2. failure by the consumer to comply with the releases set out in this agreement;
  - 10.17.3. any breach of law by the consumer;
  - 10.17.4. any claim by any person relating to any exposure to or use of the reclaimed water by the consumer.
- 10.18. Any releases and indemnities given by the consumer survive the end or cancellation of this agreement and the term of the treated water licence.

## 11. **Transfer**

- 11.1. WBWC may transfer its rights under this agreement without the prior written consent of the consumer.
- 11.2. The consumer may transfer the consumer's rights and obligations under this agreement with the prior written consent of WBWC.
- 11.3. WBWC must not unreasonably withhold its consent.
- 11.4. If consent is granted, the consumer must pay the reasonable administration costs of WBWC relating to the transfer of the agreement.

## 12. Guarantee

- 12.1. On demand, the consumer must deliver to WBWC:
  - 12.1.1. a bank guarantee for the amounts to be paid in years 2 to 6 set out in Items 7.2 to 7.6 of the Schedule
- 12.2. The bank guarantee is to be in a form which is acceptable to the solicitors for WBWC.
- 12.3. The consumer must pay for the costs of provision of the bank guarantee.

## 13. Insurance

- 13.1. The consumer must at the consumer's expense have the following policies of insurance:
  - 13.1.1. public liability insurance for a minimum of \$10 million or such other larger amount as WBWC may specify;
  - 13.1.2. insurance against damage to the consumer's infrastructure by fire, storm, earthquake and similar risks;
  - 13.1.3. workers' compensation insurance in respect of any workers employed on the land by the consumer.
- 13.2. The consumer must in respect of each policy of insurance:
  - 13.2.1. on demand deliver to WBWC the policy of such insurance; and
  - 13.2.2. on demand produce to WBWC the certificate of currency of such insurance.
- 13.3. The consumer must not do anything which may cause any of those insurance policies to become ineffective or cause the respective premiums to be increased.
- 13.4. If the consumer does not take out and maintain insurance in accordance with this clause, WBWC may (but is not obliged to) pay the premium for that insurance. The consumer must, on demand, reimburse WBWC for the premium payable on that insurance.

- 13.5. The consumer must in respect of the public liability insurance:
- 13.5.1. ensure that the interest of WBWC is noted on the insurance policy so that the policy provides indemnity to WBWC; and
  - 13.5.2. the policy provides for the payment of the insured amount for any one event and not for the aggregate of claims under the policy.

#### **14. Dispute Resolution**

- 14.1. If a dispute arises under this agreement the following procedure must be followed:
- 14.1.1. if WBWC and the consumer are unable to resolve the dispute within 28 days, they must promptly refer the dispute:
    - 14.1.1.1. in the case of WBWC, to the chairperson of WBWC; and
    - 14.1.1.2. in the case of the consumer to the managing director of the consumer or the senior partner of the consumer.
- 14.2. The persons referred to in the previous sub-clause must meet to resolve the dispute and must be sufficiently authorised to resolve the dispute without detailed reference to any other person.
- 14.3. If those persons cannot resolve the dispute within 28 days of its reference to them, either party may, by notice refer the dispute to arbitration.
- 14.4. If the parties are unable to agree on the identity of an arbitrator within 14 days of the reference of a dispute to arbitration, the parties must request the president at the time being of the Institute of Arbitrators to appoint an arbitrator.
- 14.5. Subject to this agreement, dispute resolution (including by arbitration) must be undertaken in accordance with the following criteria:
- 14.5.1. for a dispute in respect of price, taking into consideration:
    - 14.5.1.1. the terms upon which the reclaimed water has previously been provided under this agreement;

- 14.5.1.2. the market value of the reclaimed water having regard to the price and availability of similar water provided for similar uses;
- 14.5.1.3. the alternative means available to WBWC for the disposal of the reclaimed water and the comparative costs and benefits to WBWC of those means;
- 14.5.1.4. any other matter relevant to the circumstances of the particular application;
- 14.5.2. for a dispute in respect of the volume of reclaimed water required by the consumer, taking into consideration:
  - 14.5.2.1. the volume of reclaimed water actually used to date by the consumer compared with the amount available;
  - 14.5.2.2. the protection of the consumer's present and reasonable future requirements;
  - 14.5.2.3. the obligations of either party under any law regulating trade practices or competition; and
  - 14.5.2.4. the availability of reclaimed water to WBWC from SA Water under the treated water licence agreement;
  - 14.5.2.5. and any other matter relevant to the circumstances of a particular application.
- 14.6. WBWC and the consumer must each pay half of the costs of any arbitration unless the arbitrator determines otherwise.
- 14.7. A party is not required to engage in dispute resolution in accordance with this clause in a case of genuine urgency requiring immediate relief or remedy.

## **15. Cancellation**

- 15.1. WBWC may cancel this agreement immediately by written notice to the consumer if:
- 15.1.1. the consumer enters into any form of insolvency administration;
  - 15.1.2. WBWC has given the consumer a written notice of a breach of the consumer's obligations under this agreement and the consumer has not rectified the breach within 14 days of that notice being given;
  - 15.1.3. any amount due by the consumer to WBWC is at least 14 days in arrears;
  - 15.1.4. the Treated Water Licence has been cancelled by WBWC or SA Water or both;
  - 15.1.5. WBWC is for any reason unable to supply treated water to the consumer in accordance with the terms of this agreement;
  - 15.1.6. the consumer commits a breach of this agreement which cannot be rectified.
- 15.2. The consumer may cancel this agreement by a written notice to WBWC:
- 15.2.1. if the consumer has given a written notice to WBWC of a breach of WBWC's obligations under this agreement and WBWC has not rectified that breach within 14 days of that notice being given;
  - 15.2.2. if WBWC commits a breach of this agreement that cannot be rectified.

## **16. Consequences of Cancellation of Agreement**

- 16.1. If this agreement is cancelled then:
- 16.1.1. WBWC may enter upon the land and remove the outlet and seal the entry pipe from the WBWC pipeline system;
  - 16.1.2. WBWC must read the outlet and send a final account to the consumer for excess water (if any) which must be paid in accordance with the terms of this agreement;

16.1.3. the rights and remedies of both WBWC and the consumer for any breach of this agreement prior to the cancellation of this agreement survive the cancellation of this agreement.

## 17. General Clauses

17.1. A notice required under this agreement must be in writing and may be given or made by:

17.1.1. leaving the notice at the address of the relevant party stated in this agreement;

17.1.2. leaving the notice at the last known place of residence or business of the recipient of the notice;

17.1.3. posting the notice in a prepaid envelope to the recipient at the address of the recipient given in this agreement. Any notice served by post is deemed to have been served at noon on the second business day after the day in which the envelope containing the notice was posted;

17.1.4. by sending the notice by facsimile transmission to a facsimile number for the recipient. In this case the notice is deemed to have been received upon the receipt by the sender of the message on the sender's facsimile machine confirming that the facsimile transmission has been completed; or

17.1.5. by electronic mail to the electronic mail address of the recipient. In this case the notice is deemed to have been received upon receipt by the sender of the message on the sender's computer confirming that the electronic mail transmission has been completed.

17.2. Where there is more than one person constituting the party to whom the notice is to be given or made, service on one of them is sufficient service on all of them.

17.3. Any such method of service is valid even if:

17.3.1. the person intended to receive the notice is dead or bankrupt; or

17.3.2. if the person receiving the demand is a corporation, that corporation is in liquidation, provisional liquidation, receivership, voluntary administration or in the process of such a step.

17.4. Either party may notify the other party by written notice of a change of address at which notices may be served upon the other party.

17.5. This agreement may only be varied by written agreement of both WBWC and the consumer expressed to vary the terms of this agreement.

17.6. A waiver of any provision of this agreement must be in writing. The failure of WBWC or the consumer or a delay of the exercise of a power or right by either of them does not operate as a waiver of that power or right.

17.7. The exercise of a power or right does not preclude if future exercise or the exercise of any other power or right.

17.8. This agreement must be construed in accordance with the laws applicable in South Australia.

17.9. WBWC and the consumer submit to the non exclusive jurisdiction of the courts exercising jurisdiction within South Australia.

## 18. Costs

18.1. The consumer must pay for the costs of preparation of this agreement.

EXECUTED as an Agreement.

THE COMMON SEAL of )  
WILLUNGA BASIN WATER )  
COMPANY PTY LTD was placed on this )  
agreement in the presence of:



.....  
Director

.....  
Director/Secretary

SIGNED by: )  
)

x *G. Thomas Rowley*  
.....  
Graham Thomas Rowley

*Colin Rayment*  
.....  
Signature of Witness (independent)

*Colin Rayment*  
.....  
Name of Witness

*8386 1050*  
.....  
Contact Phone Number

## SCHEDULE 1

**1. Access Year (Clause 1.1)**

2010

**2. Water Quota (Clause 1.20, Clause 6.2)**

5 megalitres

**3. Flow Rate Allocation (Clause 1.5)**

2.38 kilolitres per hour

**4. Maximum Flow Rate (Clause 1.8)**

The reclaimed water quota must not be drawn at a rate which exceeds 2.38 kilolitres per hour on an instantaneous basis.

**5. Maximum hours of irrigation per day (Clause 1.9)**

18 hours

**6. The Land (Clause 1.14)**

Description:

Barytes Road, McLaren Vale in South Australia  
Lots 20 & 21, Section of 103, Hundred of Willunga  
Certificate of Title: Volume 5206 Folio 804 & 805

**7. Annual Access Fees (Clause 6.1)**

On the signing of this agreement, \$1100.00 per megalitre of water quota, followed by five (5) annual instalment payments of \$1100.00 per megalitre payable on or before the 31<sup>st</sup> of July of each year commencing as from: 31<sup>st</sup> July, 2011.

**8. Rates**

**8.1 Water Quota Rate (Clause 6.3, Clause 6.4.1, Clause 6.5.1)**

\$0.75 per kilolitre

**8.2 Default Rate (Clause 6.4.2, Clause 6.5.2)**

\$0.25 per kilolitre

**8.3 Penalty Rate (Clause 6.8)**

\$2.00 per kilolitre

## For your information:

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

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

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

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

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

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

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

### How to advise us of change of ownership?

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

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

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

Electronic settlement of funds is still preferred.

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**LOCAL GOVERNMENT RATES SEARCH**

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

06 January 2026

**DETAILS OF PROPERTY REFERRED TO:**

Property ID : 84010  
 Valuer General No : 865934502\*  
 Valuation : \$1,000,000.00  
 Owner : Mr Graham Thomas Rowley & Mrs Marie Christine  
 Rowley  
 Property Address : 50 Seaview Road MCLAREN VALE SA 5171  
 Volume/Folio : CT-6259/862  
 CT-6259/860  
 Lot/Plan No : Allotment 43 DP 127029, Allotment 45 DP 127093  
 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.

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

Postponed Amount in Arrears	\$0.00
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**Rates for the current 2025-2026 Financial Year applicable from 01 July 2025:**

<b>Total Rates Levied 2025-2026</b>	<b>\$3,308.05</b>
-------------------------------------	-------------------

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

Fines and interest charged in the current financial year (2% fine when rates first become overdue and interest applied per month thereafter at LGA-prescribed rate)	\$0.00
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Postponed Interest	\$0.00
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Less paid current financial year	-\$1,654.05
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Overpayment	\$0.00
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Legal Fees (current)	\$0.00
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Refunds, Rates Remitted, Small Balance Adjustments or Rate Capping Rebate	\$0.00
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Balance - rates and other monies due and payable	\$1,654.00
--	------------

Property Related Debts	\$0.00
------------------------	--------

<b>BPAY Biller Code: 421503</b>	<b>TOTAL BALANCE</b>	<b>\$1,654.00</b>
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<b>Ref: 1013660840103</b>
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**AUTHORISED OFFICER**  
Melissa Styles

This statement is made the 06 January 2026

**IMPORTANT INFORMATION REGARDING SEARCHES**

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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](mailto:mail@onkaparinga.sa.gov.au). Electronic settlement of funds is still preferred.

Yours sincerely

**City Of Onkaparinga**

Telephone (08) 8384 0666

**Certificate No: S70036/2026**

**Property Information And Particulars**

In response to an enquiry pursuant to Section 7 of the

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

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

**DETAILS OF PROPERTY REFERRED TO:**

ASSESSMENT NO	:	120059
VALUER GENERAL NO	:	865934502*
VALUATION	:	\$1,000,000.00
OWNER	:	Mr Graham Thomas Rowley & Mrs Marie Christine Rowley
PROPERTY ADDRESS	:	50 Seaview Road MCLAREN VALE SA 5171
VOLUME/FOLIO	:	CT-6259/862 CT-6259/860
LOT/PLAN NUMBER	:	Allotment 43 DP 127029, Allotment 45 DP 127093
WARD	:	06 Southern Vales Ward

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

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

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

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

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

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

## INFORMATION NOTE

### CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

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

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

##### *Section 42*

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

#### **Planning Act 1982 (repealed)**

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

#### **Building Act 1971 (repealed)**

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

#### **Planning and Development Act 1966 (repealed)**

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

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

##### *Part 5 – Planning and Design Code*

#### **Zones**

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.

##### **Future Road Widening**

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

##### **Hazards (Bushfire - General) (General)**

The Hazards (Bushfire - General) Overlay seeks to ensure development responds to the general level of bushfire risk by siting and designed buildings to mitigate threat and impact of bushfires on life and property and facilitate access for emergency service vehicles.

##### **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.

### **Traffic Generating Development**

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

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

Is the land designated as a Local Heritage Place? NO

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

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

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

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

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

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

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

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

### *Section 127*

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

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

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

#### *Section 50(1)*

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

#### *Section 50(2)*

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

#### *Section 55*

Order to remove or perform work NO

#### *Section 56*

Notice to complete development NO

#### *Section 57*

Land management agreement NO

<i>Section 69</i> Emergency order	NO
<i>Section 71 (only)</i> Fire safety notice	NO
<i>Section 84</i> Enforcement notice	NO
<i>Section 85(6), 85(10) or 106</i> Enforcement Order	NO
<i>Part 11 Division 2</i> Proceedings	NO
 <b>Fire and Emergency Services Act 2005</b>	
<i>Section 105F (or section 56 or 83 (repealed))</i> Notice	NO
<i>Section 56 (repealed)</i> Notice issued	NO
 <b>Food Act 2001</b>	
<i>Section 44</i> Improvement notice <u>issued against the land</u>	NO
<i>Section 46</i> Prohibition order	NO
 <b>Housing Improvement Act 1940 (repealed)</b>	
<i>Section 23</i> Declaration that house is undesirable or unfit for human habitation	NO
 <b>Land Acquisition Act 1969</b>	
<i>Section 10</i> Notice of intention to acquire	NO
 <b>Local Government Act 1934 (repealed)</b>	
<i>Notice, order, declaration, charge, claim or demand given or made under the Act</i>	NO
 <b>Local Government Act 1999</b>	
<i>Notice, order, declaration, charge, claim or demand given or made under the Act</i>	NO
Refer to separate attachment for Rates and Charges	

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

### *Section 30*

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

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

### *Section 139*

Notice of proposed work and notice may require access NO

### *Section 140*

Notice requesting access NO

### *Section 141*

Order to remove or perform work NO

### *Section 142*

Notice to complete development NO

### *Section 155*

Emergency order NO

### *Section 157*

Fire safety notice NO

### *Section 192 or 193*

Land Management Agreements NO

### *Section 198(1)*

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

### *Section 198(2)*

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

### *Part 16 - Division 1*

Proceedings NO

### *Section 213*

Enforcement notice NO

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

Enforcement order NO

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

### *Part 3*

Notice NO

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

Part 2 – Condition (that continues to apply) of an approval NO

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

Regulation 19 - Maintenance order (that has not been complied with) NO

This property is not connected to SA Water sewer or the council's Community Wastewater Management Scheme (CWMS). An onsite wastewater system may exist on this property; however, the council does not have records relating to the type, size or condition of the system, nor any information to verify if the system complies with current legislative requirements or if wastewater works are required to achieve compliance.

Further information regarding the requirements for the disposal of wastewater by an onsite wastewater system can be obtained from the council's Environmental Health section on 8384 0666

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

### *Section 92*

Notice NO

### *South Australian Public Health (Wastewater) Regulations 2013*

Part 4 – Condition (that continues to apply) of an approval NO

## **Particulars of building indemnity insurance**

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

## **Particulars relating to environment protection**

### *Further information held by council*

Does the council hold details of any development approvals relating to: NO

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

### **Note –**

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

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

It should be noted that –

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

## **General**

### *Easement*

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

Are you aware of any encroachment on the Council easement? NO

### *Lease, agreement for lease, tenancy agreement or licence*

(The information does not include the information about sublease or subtenancy. The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.) NO

### *Caveat*

NO

## **Other**

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

NO

### ***PLEASE NOTE:***

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

This statement is made the 05 January 2026

Thomas Caiapich  
Project Officer – Development Support  
**AUTHORISED OFFICER**

Account Number 865934502*	L.T.O Reference CT6259860	Date of issue 6/1/2026	Agent No. 7627	Receipt No. 2743261
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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: G T & M C ROWLEY  
Location: 50 SEAVIEW RD MCLAREN VALE LT43 LT45 D127029+  
Description: 6H 2DIG Capital Value: \$1 000 000  
Rating: Residential

### Periodic charges

Raised in current years to 31/12/2025

			\$
	Arrears as at: 30/6/2025	:	262.80
Water main available: 1/1/2022	Water rates	:	164.60
Sewer main available:	Sewer rates	:	0.00
	Water use	:	98.92
	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	:	526.32CR
	Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 82.30 Sewer: 0.00 Bill: 11/3/2026

A special characteristic to the Standard Contract applies for the service to this property. The Special Characteristic is HIGH OR LOW WATER PRESSURE/FLOW RATES.

This Account is billed four times yearly for water use charges.

The last Water Use Year ended on 30/05/2025.

A sewer main is not available to this property.

Please note: If you have also ordered a Special Meter Reading for this property and it comes back as estimated, please ensure you provide a photo of the meter including serial number to have the certificate reissued.

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

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

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

## South Australian Water Corporation

Name: **Water & Sewer Account**  
G T & M C ROWLEY Acct. No.: 865934502\* Amount: \_\_\_\_\_

Address:  
50 SEAVIEW RD MCLAREN VALE LT43  
LT45 D127029+

---

### Payment Options

**EFT**

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	865934502*



Bill code: 8888 Ref: 86593450210
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Telephone and Internet Banking — BPAY®

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



Paying online

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



Paying by phone

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

SA Water account number: 865934502\*





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: 2743261

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

**DATE OF ISSUE**

06/01/2026

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

<b>OWNERSHIP NUMBER</b>	<b>OWNERSHIP NAME</b>			
03361602	G T & M C ROWLEY			
<b>PROPERTY DESCRIPTION</b>				
50 SEAVIEW RD / MCLAREN VALE SA 5171 / LTS 43 D127029 +				
<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> <small>(A "+" indicates multiple titles)</small>	<b>CAPITAL VALUE</b>	<b>AREA / FACTOR</b>	<b>LAND USE / FACTOR</b>
865934502*	CT 6259/862+	\$1,000,000.00	R4 1.000	RU 0.300
<b>LEVY DETAILS:</b>				
	<b>FIXED CHARGE</b>	\$	50.00	
	<b>+ VARIABLE CHARGE</b>	\$	253.80	
<b>FINANCIAL YEAR</b>	<b>- REMISSION</b>	\$	57.00	
2025-2026	<b>- CONCESSION</b>	\$	0.00	
	<b>+ ARREARS / - PAYMENTS</b>	\$	-246.80	
	<b>= AMOUNT PAYABLE</b>	\$	0.00	

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

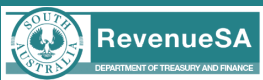
**EXPIRY DATE** 06/04/2026



**Government of South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**OFFICIAL: Sensitive**

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456285</b> <b>Ref: 7012975319</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Community Emergency Services Fund</b>, along with this <b>Payment Remittance Advice</b> to: <b>Please refer below.</b> <b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></p>
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**ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.**



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865  
Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2743261

DATE OF ISSUE

06/01/2026

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

**ENQUIRIES:**

Tel: (08) 8372 7534

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

**OWNERSHIP NAME**

G T & M C ROWLEY

**FINANCIAL YEAR**

2025-2026

**PROPERTY DESCRIPTION**

50 SEAVIEW RD / MCLAREN VALE SA 5171 / LTS 43 D127029 +

**ASSESSMENT NUMBER**

865934502\*

**TITLE REF.**

(A "+" indicates multiple titles)

CT 6259/862+

**TAXABLE SITE VALUE**

\$760,000.00

**AREA**

2.1427 HA

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

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

**Please Note:**

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

**ON OR BEFORE**

**06/04/2026**



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

**No payment is required on this Certificate**

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

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

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456293</b> <b>Ref: 7012975228</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Commissioner of State Taxation</b>, along with this <b>Payment Remittance Advice to:</b> <b>Please refer below.</b> <b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></p>
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**ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.**

**Please note: this letter MUST be forwarded onto the Conveyancer**

Form 1 on Frome  
 Level 1, 147 Frome Street  
 ADELAIDE SA 5000

13 January 2026

Our Ref: G4854, V3732

To whom it may concern,

<b>Section 7 Requests</b>	<b>Phylloxera Act Notice no.: 3732 - ALLOTMENT 43 ONLY</b>
<i>Name of current owner:</i>	G.T. Rowley
<i>Contact address:</i>	PO Box 276, MCLAREN VALE, SA, 5171
<i>Property description:</i>	AL43 in D127029 - CT 6259 / 862 50 SEAVIEW ROAD MCLAREN VALE
<i>Vineyard Area (hectares):</i>	1.50
<p>Under the Phylloxera and Grape Industry Act 1995, Registered landowners with 0.5 hectares or more of vines in the ground, alive or dead, whether for commercial or private user or not, <b>must be registered with Vinehealth Australia and pay an annual biosecurity levy.</b></p> <p>The levy comprises a base fee and a variable fee per hectare of planted vines. The current gazetted rates are: \$10.28 per hectare and a Base fee of \$200. Further details relating to the levy can be found on the Vinehealth website: <a href="https://vinehealth.com.au/who-we-are/levy/">https://vinehealth.com.au/who-we-are/levy/</a>.</p>	
<p><b>Please note -</b></p> <ul style="list-style-type: none"> <li>• The Phylloxera Levy covers the period 1 May to 30 April and is <u>paid in arrears</u> annually. Outstanding amounts owing by the vendor must be paid at settlement.</li> <li>• The levy is calculated on the area of planted vines - alive or dead. It is the responsibility of the vendor to check the Vineyard Area recorded on this document to ensure it is true and accurate.</li> </ul>	

Please contact Vinehealth Australia at [propertytransfer@vinehealth.com.au](mailto:propertytransfer@vinehealth.com.au) to receive the following documents **when the Settlement Date is known**, quoting the Phylloxera Act Notice Number - V3732

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

Yours faithfully,

Vinehealth Australia  
 08 8273 0550  
[admin@vinehealth.com.au](mailto:admin@vinehealth.com.au)  
[www.vinehealth.com.au](http://www.vinehealth.com.au)

PO Box 280, Kent Town DC, SA, 5071



Government  
of South Australia

Department for Infrastructure  
and Transport

In reply please quote *LA260004*  
Enquiries to *Joe Germinario – 7133 1676*

15 January 2026

Form 1 on Frome  
Level 1, 147 Frome Street  
ADELAIDE SA 5000  
info@form1onfrome.com.au

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**TRANSPORT  
STRATEGY AND  
PLANNING DIVISION**

Level 7 83 Pirie Street  
Adelaide SA 5000  
Karna Country

GPO Box 1533  
Adelaide SA 5001  
DX 171

T 1300 872 677  
W dit.sa.gov.au

ABN 92 366 288 135

---

Dear Sir/Madam

*PROPERTY AT 50 SEAVIEW ROAD, MCLAREN VALE*  
*ALLOTMENT 45 OF DEPOSITED PLAN 127093*  
*HUNDRED OF WILLUNGA*  
*CERTIFICATE OF TITLE REGISTER BOOK VOLUME 6259 FOLIO 860*

**Build. Move.  
Connect.**

I refer to your enquiry forwarded to Land Services SA - Section 7 Unit (Receipt No.2743261) concerning the above property.

The Victor Harbor Road frontage of this site is partially affected by a requirement identified on the Metropolitan Adelaide Road Widening Plan. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act is required to all building works on or within 6.0 metres of the possible requirement.

This property abuts a section of Victor Harbor Road that was proclaimed as controlled access road on 6 December 1973 pursuant to Part 2A of the Highways Act 1926. Departmental records show that there is no proclaimed or permitted means of access by which persons and vehicles may directly enter or leave the controlled access road from/to this site. All access is to be gained via Seaview Road.

Yours sincerely

**MANAGER, TRANSPORT ASSESSMENT  
for COMMISSIONER OF HIGHWAYS**



Government  
of South Australia

Department for Infrastructure  
and Transport

In reply please quote LA260005  
Enquiries to Joe Germinario – 7133 1676

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**TRANSPORT  
STRATEGY AND  
PLANNING DIVISION**

Level 7 83 Pirie Street  
Adelaide SA 5000  
Karna Country

GPO Box 1533  
Adelaide SA 5001  
DX 171

T 1300 872 677  
W dit.sa.gov.au

ABN 92 366 288 135

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**Build. Move.  
Connect.**

15 January 2026

Form 1 on Frome  
Level 1, 147 Frome Street  
ADELAIDE SA 5000  
info@form1onfrome.com.au

Dear Sir/Madam

PROPERTY AT 50 SEAVIEW ROAD, MCLAREN VALE  
ALLOTMENT 43 OF DEPOSITED PLAN 127029  
HUNDRED OF WILLUNGA  
CERTIFICATE OF TITLE REGISTER BOOK VOLUME 6259 FOLIO 862

I refer to your enquiry forwarded to Land Services SA - Section 7 Unit (Receipt No.2743261) concerning the above property.

The Victor Harbor Road frontage of this site is partially affected by a requirement identified on the Metropolitan Adelaide Road Widening Plan. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act is required to all building works on or within 6.0 metres of the possible requirement.

This property abuts a section of Victor Harbor Road that was proclaimed as controlled access road on 6 December 1973 pursuant to Part 2A of the Highways Act 1926. Departmental records show that there is no proclaimed or permitted means of access by which persons and vehicles may directly enter or leave the controlled access road from/to this site. All access is to be gained via Seaview Road.

Yours sincerely

**MANAGER, TRANSPORT ASSESSMENT  
for COMMISSIONER OF HIGHWAYS**

# 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](http://www.cbs.sa.gov.au)

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

The questions have been categorised under the headings **Safety**, **Enjoyment** and **Value**, but all 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

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- 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

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- 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](http://www.cbs.sa.gov.au)

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

**IMPORTANT NOTICE**  
**SMOKE ALARM LEGISLATION**

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

- If the home you are purchasing was built on or after the 1<sup>st</sup> 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 1<sup>st</sup> of January 1995, but purchased by the vendor on or after 1<sup>st</sup> 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.

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