Docusign Envelope ID: 67D78CE3-59DB-8C06-83E6-E2F04048C011

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.

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Part A - Parties and land

1 Purchaser:

Address:

2 Purchaser's registered agent:

Address:

3 Vendor:

Stephan Andrew Scaife and Anne-Marie Scaife

Address:

PO Box 24 Warooka SA 5577

4 Vendor's registered agent:

Klemich Real Estate

Address:

Suite 1, 245 Fullarton Road
Eastwood SA 5063

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

6 Description of the land: *[Identify the land including any certificate of title reference]*

The whole of the land comprised in CT Volume 6307 Folio 710 and known as 913 North Coast Road Point Souttar SA 5577

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

To the purchaser:

Right to cool-off (section 5)

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

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

(a) you purchased by auction; or

(b) you purchased on the same day as you, or some person on your behalf, bid at the auction of the land; or

(c) you have, before signing the contract, received independent advice from a legal practitioner and the legal practitioner has signed a certificate in the prescribed form as to the giving of that advice; or

(d) you are a body corporate and the land is not residential land; or

(e) the contract is made by the exercise of an option to purchase not less than 5 clear business days after the grant of the option and not less than 2 clear business days after service of this form; or

(f) the sale is by tender and the contract is made not less than 5 clear business days after the day fixed for the closing of tenders and not less than 2 clear business days after service of this form; or

(g) the contract also provides for the sale of a business that is not a small business.

2 - Time for service

The cooling-off notice must be served -

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

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

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

3 - Form of cooling-off notice

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

4 - Methods of service

The cooling-off notice must be -

(a) given to the vendor personally; or

(b) posted by registered post to the vendor at the following address:

PO Box 24 Warooka SA 5577

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

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

sold@klemich.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:

Suit 1, 245 Fullarton Road Eastwood SA 5063

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

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

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

(b) if you intend to serve the notice by fax or email, you obtain a record of the transmission of the fax or email.

5 - Effect of service

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

(a) the amount of any deposit paid if the deposit did not exceed $100; or

(b) an amount paid for an option to purchase the land.

Proceeding with the purchase

If you wish to proceed with the purchase -

(a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage; and

(b) pay particular attention to the provisions in the contract as to time of settlement - it is essential that the necessary arrangements are made to complete the purchase by the agreed date - if you do not do so, you may be in breach of the contract; and

(c) you are entitled to retain the solicitor or registered conveyancer of your choice.

Part C - Statement with respect to required particulars

(section 7(1))

To the purchaser:

*~~I~~/We, Stephan Andrew Scaife and Anne-Marie Scaife

of PO Box 24 Warooka SA 5577

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

Date: 04-Nov-2026

Signed Signed by: Anne-Marie Scaife 14DDFB9A28B2453...

Date: 04-Nov-2026

Signed Signed by: S Scaife 14DDFB9A28B2453...

Date:

Signed

Date:

Signed

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

(section 9)

To the purchaser:

I, Annaleise Przibilla of Mildwaters Byrth Property Forms Pt Ltd

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

Exceptions:

Date: 03-Nov-2026

Signed: DocuSigned by: Annaleise Przibilla 0F1AD24D420C451...

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

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

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Schedule - Division 1 - Particulars of mortgages charges and prescribed encumbrances affecting the land

(section 7(1)(b))

Note -

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

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

(a) there is an attachment to this statement and -

(i) all the required particulars are contained in that attachment; and

(ii) the attachment is identified in column 2; and

(iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or

(b) the mortgage, charge or prescribed encumbrance -

(i) is 1 of the following items in the table:

(A) under the heading 1. General -

1.1 Mortgage of land

1.4 Lease, agreement for lease, tenancy agreement or licence

1.5 Caveat

1.6 Lien or notice of a lien

(B) under the heading 36. Other charges -

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

(ii) is registered on the certificate of title to the land; and

(iii) is to be discharged or satisfied prior to or at settlement.

Table of particulars

Column 1	Column 2	Column 3

[If an item is applicable, ensure that the box for the item is ticked and complete the item.]
[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1.
Alternatively, the item and any inapplicable heading may be omitted, but not in the case of-
(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and
(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and
(c) the heading "6. Repealed Act conditions" and item 6.1; and
(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,
which must be retained as part of this statement whether applicable or not.]
*[If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in **bold type** must be set out in column 3 and all other particulars must be set out in column 2.]*
[If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for each such mortgage, charge or prescribed encumbrance.]
[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]

1. General

1.1 Mortgage of land

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

Is this item applicable?	✔
Will this be discharged or satisfied prior to or at settlement?	Yes
Are there attachments?	Yes

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

CT 6307/710

Number of mortgage (if registered):

12797309

Name of mortgagee:

Westpac Banking Corporation

1.2 Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable? ✔

Will this be discharged or satisfied prior to or at settlement? No

Are there attachments? Yes

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Property Interest Report p.12/13

Description of land subject to easement:

CT 6307/710

Nature of easement:

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.
Together with easement(s) over the land marked A on D135944 for the transmission of electricity by underground cable

Are you aware of any encroachment on the easement?

If YES, give details:

If there is an encroachment, has approval for the encroachment been given?

If YES, give details:

1.3 Restrictive covenant

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

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

Does the restrictive covenant affect the whole of the land being acquired?

If NO, give details:

Does the restrictive covenant affect land other than that being acquired?

1.4 Lease, agreement for lease, tenancy agreement or licence

(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)

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

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Name of parties:

Period of lease, agreement for lease etc:

From

to

Amount of rent or licence fee:

$ per (period)

Is the lease, agreement for lease etc in writing?

If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify -

(a) the Act under which the lease or licence was granted:

(b) the outstanding amounts due (including any interest or penalty):

5. *Development Act 1993* (repealed)

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

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

Is this item applicable?	✔
Will this be discharged or satisfied prior to or at settlement?	No
Are there attachments?	No

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Yorke Peninsula Council search

Condition(s) of authorisation:

Refer to attached Council search

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)

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

Is this item applicable? ☐

Will this be discharged or satisfied prior to or at settlement? ☐

Are there attachments? ☐

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Nature of condition(s):

7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

Is this item applicable? ☐

Will this be discharged or satisfied prior to or at settlement? ☐

Are there attachments? ☐

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Date of notice:

Amount of levy payable:

21. *Local Government Act 1999*

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

Is this item applicable? ✔

Will this be discharged or satisfied prior to or at settlement? Yes

Are there attachments? Yes

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Yorke Peninsula Council search

Date of notice, order etc:

2.11.26

Name of council by which, or person by whom, notice, order etc is given or made:

Yorke Peninsula Council

Land subject thereto:

913 North Coast Road Point Souttar

Nature of requirements contained in notice, order etc:

Rates

Time for carrying out requirements:

on or before settlement

Amount payable (if any):

$1,173.00

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 attachment even if not applicable.]*

Is this item applicable? ✔

Will this be discharged or satisfied prior to or at settlement? No

Are there attachments? Yes

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Council Search
Property Interest Report p.8/13

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

CT Volume 6307 Folio 710
Zoned : Rural (Ru)
see PlanSA extract for overlays

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

Is the land designated as a local heritage place? No

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

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

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

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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 attachment even if not applicable.]*

Is this item applicable? ☐

Will this be discharged or satisfied prior to or at settlement? ☐

Are there attachments? ☐

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

29.3 section 139 - Notice of proposed work and notice may require access

Is this item applicable? ☐

Will this be discharged or satisfied prior to or at settlement? ☐

Are there attachments? ☐

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Date of notice:

Name of person giving notice of proposed work:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

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29.4 section 140 - Notice requesting access

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of notice:

Name of person requesting access:

Reason for which access is sought (as stated in the notice):

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of order:

Terms of order:

Building work (if any) required to be carried out:

Amount payable (if any):

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29.6 section 142 - Notice to complete development

Is this item applicable? ☐

Will this be discharged or satisfied prior to or at settlement? ☐

Are there attachments? ☐

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of notice:

Requirements of notice:

Building work (if any) required to be carried out:

Amount payable (if any):

29.7 section 155 - Emergency order

Is this item applicable? ☐

Will this be discharged or satisfied prior to or at settlement? ☐

Are there attachments? ☐

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable (if any):

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29.8 section 157 - Fire safety notice

Is this item applicable? ☐

Will this be discharged or satisfied prior to or at settlement? ☐

Are there attachments? ☐

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of notice:

Name of authority giving notice:

Requirements of notice:

Building work (if any) required to be carried out:

Amount payable (if any):

29.9 section 192 or 193 - Land management agreement

Is this item applicable? ☐

Will this be discharged or satisfied prior to or at settlement? ☐

Are there attachments? ☐

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of agreement:

Names of parties:

Terms of agreement:

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

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

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

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable (if any):

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29.12 Part 16 Division 1 - Proceedings

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

29.13 section 213 - Enforcement notice

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

Building work (if any) required to be carried out:

Amount payable (if any):

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

Is this item applicable? ☐

Will this be discharged or satisfied prior to or at settlement? ☐

Are there attachments? ☐

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

Building work (if any) required to be carried out:

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31. Public and Environmental Health Act 1987 (repealed)

31.1 Part 3 - Notice

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Date of notice:

Name of council or other authority giving notice:

Requirements of notice:

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

Is this item applicable? ✔

Will this be discharged or satisfied prior to or at settlement? No

Are there attachments? Yes

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Yorke Peninsula Council search

Date of approval:

10.9.2010

Name of relevant authority that granted the approval:

Yorke Peninsula Council

Condition(s) of approval:

refe to attached council search

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

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Date of order:

Name of relevant authority giving order:

Requirement of order:

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ANNEXURES

There are no documents annexed hereto / ~~The following documents are annexed hereto~~

Form R3 – Buyers Information Notice
Copy of certificate(s) of title to the land

Form R3 - Buyers Information Notice
Register Search
Property Interest Report
Title & Valuation Package
Historical Search
Check Search
Council Search
ESL Certificate
Land Tax Certificate
SA Water Certificate

*(*Strike out whichever is not applicable)*

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1 – VENDOR'S STATEMENT

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

*I / We the abovenamed Purchaser(s), hereby acknowledge having received this day the Form 1 with the annexures as set out above.

Dated (dd/mm/yyyy) :

Signed:

Purchaser(s)

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

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

Buyers information notice

Prescribed notice to be given to purchaser

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

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

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

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

Safety

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

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Enjoyment

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

Value

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

For more information on these matters visit *www.cbs.sa.gov.au*

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.**

Docusign Envelope ID: 67D78CE3-59DB-8C06-83E6-E2F04048C011

LAND SERVICES SA

Product	Register Search (CT 6307/710)
Date/Time	27/10/2026 04:41PM
Customer Reference	
Order ID	20261027009714

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.

REGISTRAR-GENERAL SOUTH AUSTRALIA

Certificate of Title - Volume 6307 Folio 710

Parent Title(s) CT 6131/354

Creating Dealing(s) RTC 14385713

Title Issued 13/11/2024 **Edition** 1 **Edition Issued** 13/11/2024

Estate Type

FEE SIMPLE

Registered Proprietor

STEPHEN ANDREW SCAIFE
ANNE-MARIE SCAIFE
OF PO BOX 24 WAROOKA SA 5577
AS JOINT TENANTS

Description of Land

ALLOTMENT 12 DEPOSITED PLAN 135944
IN THE AREA NAMED POINT SOUTTAR
HUNDRED OF PARA WURLIE

Easements

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A ON D135944 FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (RTC 14385713)

Schedule of Dealings

Dealing Number	Description
12797309	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Notations

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

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Docusign Envelope ID: 67D78CE3-59DB-8C06-83E6-E2F04048C011

Property Interest Report

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

Title Reference	CT 6307/710	**Reference No.**	2830483
Registered Proprietors	S A & A*SCAIFE	**Prepared**	27/10/2026 16:41
Address of Property	913 NORTH COAST ROAD, POINT SOUTTAR, SA 5577		
Local Govt. Authority	YORKE PENINSULA COUNCIL		
Local Govt. Address	PO BOX 88 MINLATON SA 5575		

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

Table of Particulars

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

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

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

	an area surrounding a site	
2.3	Part 3 Division 6 - Aboriginal heritage agreement	Aboriginal Affairs and Reconciliation in AGD has no record of any agreement affecting this title also Refer to the Certificate of Title

3. *Burial and Cremation Act 2013*

3.1	section 8 - Human remains interred on land	Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title also contact the vendor for these details

4. *Crown Rates and Taxes Recovery Act 1945*

4.1	section 5 - Notice requiring payment	Crown Lands Program in DEW has no record of any notice affecting this title

5. *Development Act 1993* (repealed)

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

7. *Emergency Services Funding Act 1998*

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

8. *Environment Protection Act 1993*

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

8.9	section 103P - Notation of site contamination audit report in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.10	section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land	EPA (SA) does not have any current Orders registered on this title

9. *Fences Act 1975*

9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details

10. *Fire and Emergency Services Act 2005*

10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor

11. *Food Act 2001*

11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply

12. *Ground Water (Qualco-Sunlands) Control Act 2000*

12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title

13. *Heritage Places Act 1993*

13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title

14. *Highways Act 1926*

14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title

15. *Housing Improvement Act 1940* (repealed)

15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title

16. *Housing Improvement Act 2016*

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

18.1	section 72 - Notice to pay levy in respect of costs of regional landscape board	The regional landscape board has no record of any notice affecting this title
18.2	section 78 - Notice to pay levy in respect of right to take water or taking of water	DEW has no record of any notice affecting this title
18.3	section 99 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
18.4	section 107 - Notice to rectify effects of unauthorised activity	The regional landscape board has no record of any notice affecting this title
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
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 Act	The regional landscape board has no record of any notice affecting this title
18.18	section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any notice affecting this title

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

19. *Land Tax Act 1936*

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

20. *Local Government Act 1934* (repealed)

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

25. *Native Vegetation Act 1991*

25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title

		also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title

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

26.1	section 97 - Notice to pay levy in respect of costs of regional NRM board	The regional landscape board has no record of any notice affecting this title
26.2	section 123 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
26.3	section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
26.4	section 135 - Condition (that remains in force) of a permit	The regional landscape board has no record of any notice affecting this title
26.5	section 181 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
26.6	section 183 - Notice to prepare an action plan for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
26.7	section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
26.8	section 187 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
26.9	section 193 - Protection order to secure compliance with specified provisions of the Act	The regional landscape board has no record of any order affecting this title
26.10	section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any order affecting this title
26.11	section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any authorisation affecting this title

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

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

29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

30.1	section 8 or 9 - Notice or order concerning pests	Plant Health in PIRSA has no record of any notice or order affecting this title

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

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

32. *South Australian Public Health Act 2011*

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

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

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997* (repealed)

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

36. Other charges

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

Other Particulars

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

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

Additional Information

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

1.	Pipeline Authority of S.A. Easement	Epic Energy has no record of a Pipeline Authority Easement relating to this title
2.	State Planning Commission refusal	No recorded State Planning Commission refusal
3.	SA Power Networks	SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title
4.	South East Australia Gas Pty Ltd	SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property
5.	Central Irrigation Trust	Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title.
6.	ElectraNet Transmission Services	ElectraNet has no current record of a high voltage transmission line traversing this property
7.	Outback Communities Authority	Outback Communities Authority has no record affecting this title
8.	Dog Fence *(Dog Fence Act 1946)*	This title is not subject to Dog Fence rates or the Dog Fence outside levy. Accordingly, the Dog Fence Board holds no current rate or levy-related interest in the property.
9.	Pastoral Board *(Pastoral Land Management and Conservation Act 1989)*	The Pastoral Board has no current interest in this title
10.	Heritage Branch DEW *(Heritage Places Act 1993)*	Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title
11.	Health Protection Programs – Department for Health and Wellbeing	Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title.

Notices

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

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

Building restrictions

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

In addition, if a building or structure is erected in proximity to a powerline of an electricity entity in contravention of the *Electricity Act*, the entity may seek a court order:
a) requiring the person to take specified action to remove or modify the building or structure within a specified period;
b) for compensation from the person for loss or damage suffered in consequence of the contravention; and/or
c) for costs reasonably incurred by the entity in relocating the powerline or carrying out other work.

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

Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

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Product	Historical Search
Date/Time	27/10/2026 04:41PM
Customer Reference	
Order ID	20261027009714

Certificate of Title

Title Reference: CT 6307/710

Status: CURRENT

Parent Title(s): CT 6131/354

Dealing(s) Creating Title: RTC 14385713

Title Issued: 13/11/2024

Edition: 1

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
18/09/2017	22/09/2017	12797309	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION (ACN: 007 457 141)

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Product	Check Search
Date/Time	27/10/2026 04:41PM
Customer Reference	
Order ID	20261027009714

Certificate of Title

Title Reference: CT 6307/710

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

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LAND SERVICES SA

Product	Title and Valuation Package
Date/Time	27/10/2026 04:41PM
Customer Reference	
Order ID	20261027009714

Certificate of Title

Title Reference	CT 6307/710
Status	CURRENT
Easement	YES
Owner Number	10052808
Address for Notices	POST OFFICE BOX 24, WAROOKA, SA 5577
Area	3.980ha (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

STEPHEN ANDREW SCAIFE
ANNE-MARIE SCAIFE
OF PO BOX 24 WAROOKA SA 5577
AS JOINT TENANTS

Description of Land

ALLOTMENT 12 DEPOSITED PLAN 135944
IN THE AREA NAMED POINT SOUTTAR
HUNDRED OF PARA WURLIE

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	12797309	WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
5400825987	CURRENT	913 NORTH COAST ROAD, POINT SOUTTAR, SA 5577

Notations

Dealings Affecting Title

NIL

Notations on Plan

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NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	5400825987
Type	Site & Capital Value
Date of Valuation	01/01/2026
Status	CURRENT
Operative From	01/07/2025
Property Location	913 NORTH COAST ROAD, POINT SOUTTAR, SA 5577
Local Government	YORKE PENINSULA
Owner Names	STEPHEN ANDREW SCAIFE ANNE-MARIE SCAIFE
Owner Number	10052808
Address for Notices	POST OFFICE BOX 24, WAROOKA, SA 5577
Zone / Subzone	Ru - Rural
Water Available	No
Sewer Available	No
Land Use	1991 - House And Agriculture (Non-Viable)
Description	8HGPEGV 5BSHD
Local Government Description	Primary Production

Parcels

Plan/Parcel	Title Reference(s)
D135944 ALLOTMENT 12	CT 6307/710

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$460,000	$1,200,000	$68,000	$800,000	Primary Production
Previous	$420,000	$1,100,000	$62,000	$730,000	Primary Production

Building Details

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Valuation Number	5400825987
Building Style	High Quality Conventional
Year Built	2012
Building Condition	Good
Wall Construction	Timber Framed & Cem Sh or Timb
Roof Construction	Galvanised Iron
Equivalent Main Area	357 sqm
Number of Main Rooms	7

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

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YORKE PENINSULA COUNCIL

PRINCIPAL OFFICE:
8 Elizabeth Street, Maitland
ALL CORRESPONDENCE TO:
PO Box 57, MAITLAND, SA 5573
Telephone (08) 8832 0000
Email: admin@yorke.sa.gov.au
Website: www.yorke.sa.gov.au

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LOCAL GOVERNMENT INQUIRY

(Certificate of liabilities pursuant to Section 187(1) of the Local Government Act 1999, as amended)

To: Mildwaters Byrth Lawyers & Conveyancers
15 Taylor Street
KADINA SA 5554

Certificate No : 18451
Receipt No : 27620062

Property details:	LOT: 12 PLN: 135944 CT: 6307/710 913 North Coast Road POINT SOUTTAR (Hd Para Wurlie) 5577
Principal Ratepayer(s):	S A & A SCAIFE
Assessment No:	**429837**
Valuation No:	5400825987

Rates and Charges:

Arrears as at 01/07/2026		$0.00
Rates & Regional Landscape Levy plus, if applicable, Service Charges for the 2026/2027 rating year		**$1,565.44**
PLUS	Other Related Property Charges	
PLUS	Fines and/or Interest already incurred	$0.00
PLUS	Other adjustments	-$0.04
LESS	Rebate (if applicable)	$0.00
LESS	Payments received this financial year	-$392.40
TOTAL OWING AT DATE OF THIS REPLY		**$1,173.00**

***Please contact Council prior to settlement for an updated outstanding balance.**
***Assessments with a credit balance are to be adjusted at settlement.**

For Adjustment purposes please note:

☐ That works may be carried out, for which charges will be raised subsequent to this certificate. (See attached notice where applicable)

☐ If the property is located in **Balgowan, Black Point, Hardwicke Bay** or **Port Rickaby** and is serviced by a Council Water Supply Scheme please email admin@yorke.sa.gov.au to request a final meter reading just prior to settlement. Please note that a fee of $59.00 is payable to Council for this reading.

The charges as shown are valid only for the date of the certificate. If you are seeking updated rating information more than 30 days from the date of this certificate, or in a new financial year, a new Section 187 request is required to be lodged.

Fines and interest will be added to overdue amounts as provided by the Local Government Act, 1999.

PRESCRIBED PARTICULARS ONLY ARE PROVIDED

Enquiries or updates regarding this certificate should only be directed to the Rates Department at the Maitland Branch Office, via email to admin@yorke.sa.gov.au

BPAY
Biller Code: 10264
Reference: 429837

Certified:.....Date: 2 November 2026

Docusign Envelope ID: 67D78CE3-59DB-8C06-83E6-E2F04048C011

YORKE PENINSULA COUNCIL

PRINCIPAL OFFICE:
8 Elizabeth Street, Maitland
ALL CORRESPONDENCE TO:
PO Box 57, MAITLAND, SA 5573
Telephone (08) 8832 0000
Email: admin@yorke.sa.gov.au
Website: www.yorke.sa.gov.au
Email: admin@yorke.sa.gov.au
Website: www.yorke.sa.gov.au

LOCAL GOVERNMENT ENQUIRY (SECTION 7 SEARCH)	SF015
	Responsible Officer: C&CS
	Issue Date: 21/07/2026
	Next Review Date: July 2030

PRESCRIBED INFORMATION DEVELOPMENT SECTION

Assessment:	429837	**CT:**	6307/710
Property:	(Lot 12) 913 North Coast Road POINT SOUTTAR (Hd Para Wurlie) SA 5577		

PRESCRIBED ENCUMBRANCES	**OTHER PARTICULARS REQUIRED (Strike out responses not applicable)**
Part 1 – Items that must be included in statement.	
Development Act 1993	
Part 3 - Development Plan	Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan): N/A Is the land situated in a designated State Heritage Area? N/A Is the land designated as a place of local heritage value? N/A Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? ☒ NO ☐ YES If YES, state the name of the Council: Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? ☒ NO ☐ YES

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PRESCRIBED INFORMATION
DEVELOPMENT SECTION

PRESCRIBED ENCUMBRANCES	**OTHER PARTICULARS REQUIRED (Strike out responses not applicable)**
Development Act 1993 (cont)	
Section 42 – Condition (that continues to apply) of a development authorisation.	☐ Nil ☐ Date of authorisation: ☐ Name of relevant authority that granted authorisation: ☐ Condition(s) of authorisation: ☒ See attached authorisation
Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): See Attached PlanSA Report Is the land situated in a designated State Heritage place? ☒ NO ☐ YES Is the land designated as a place of local heritage value? ☒ NO ☐ YES Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land? ☒ NO ☐ YES Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? ☒N/A
Section 127 - Condition (that continues to apply) of a development authorisation	☒ Nil ☐ Date of authorisation: ☐ Name of relevant authority that granted authorisation: ☐ Condition(s) of authorisation: ☐ See attached Plan SA report

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Repealed Act Conditions	
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 1966* (repealed).	☒ Nil ☐ Nature of condition(s) : ☐ See attached
Part 2 – Items to be included if land affected	
Development Act 1993	
Section 50(1) – Requirement to vest land in a Council or the Crown to be held as open space.	☒ Nil ☐ Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any): $……. ☐ See attached agreement.
Section 50(2) – Agreement to vest land in a Council or the Crown to be held as open space.	☒ Nil ☐ Date of Agreement: Names of parties: Terms of agreement: Contribution payable (if any): $……. ☐ See attached agreement.
Section 55 – Order to remove or perform work	☒ Nil ☐ Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any): $…… ☐ See attached order/s.
Section 56 – Notice to complete development	☒ Nil ☐ Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any): $…… ☐ See attached notice/s.
Section 57 – Land Management Agreement	☒ Nil ☐ Date of agreement: Names of parties: Terms of agreement: ☐ See attached agreement.

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Section 69 – Emergency order	☒ Nil ☐ Date of order: Name of authorised officer who made order: Name of authority that appointed the authorised officer: Nature of order: Amount payable (if any) $…… ☐ See attached order.

Section 71 - Fire safety notice	☒ Nil ☐ Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any): $…… ☐ See attached notice.
Section 84 – Enforcement notice	☒ Nil ☐ Date notice given: Name of relevant authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any): $…… ☐ See attached notice.
Section 85(6), 85(10) or 106 – Enforcement order	☒ Nil ☐ Date order made: Name of court that made order: Action number: Names of parties: Terms of order: Building work (if any) required to be carried out: ☐ See attached order.
Part 11 Division 2 - Proceedings	☒ Nil ☐ Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any): ☐ See attached proceedings or determination.
Housing Improvement Act 1940	
Section 23 – Declaration that house is undesirable or unfit for human habitation	☒ Nil ☐ Date of declaration: Those particulars required to be provided by a Council under section 23: ☐ See attached declaration.

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Planning, Development and Infrastructure Act 2016	
Section 141 – Order to remove or perform work	☒ Nil ☐ Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any): $…… ☐ See attached order/s.
Section 142 – Notice to complete development	☒ Nil ☐ Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any): $…… ☐ See attached notice/s.
Section 155 – Emergency order	☒ Nil ☐ Date of order: Name of authorised officer who made order: Name of authority that appointed the authorised officer: Nature of order: Amount payable (if any) $…… ☐ See attached order.
Section 157 - Fire safety notice	☒ Nil ☐ Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any): $…… ☐ See attached notice.
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	☒ Nil ☐ Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any): ☐ See attached
Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	☒ Nil ☐ Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any): ☐ See attached

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Part 16 - Division 1 - Proceedings	☒ Nil ☐ Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any): ☐ See attached proceedings or determination.
Section 213 – Enforcement notice	☒ Nil ☐ Date notice given: Name of designated authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any): $…… ☐ See attached notice.
Section 214(6), 214(10) or 222 – Enforcement order	☒ Nil ☐ Date notice given: Name of relevant authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any): $……
	☐ See attached notice.

Confirmed by the Planning / Development Section	Date
	28/10/2026

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PRESCRIBED INFORMATION
ENFORCEMENT / COMPLIANCE

PRESCRIBED ENCUMBRANCES	**PARTICULARS REQUIRED (Strike out responses not applicable)**
Fire and Emergency Services Act 2005	
Section 105F (or Section 56 or 83 (repealed) – Notice of action required concerning flammable materials on land	☒ Nil ☐ Date of notice: Name of authority giving notice: Requirements of notice (as stated therein): Amount payable (if any) $..... ☐ See attached notice.
Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	☒ Nil ☐ Date of notice: Name of authority giving notice: Requirements of notice (as stated therein): Amount payable (if any) $..... ☐ See attached notice.

Confirmed by Development Services	Date
	28/10/2026

PRESCRIBED INFORMATION
HEALTH

PRESCRIBED ENCUMBRANCES	**PARTICULARS REQUIRED (Strike out responses not applicable)**
Food Act 2001	
Section 44 – Improvement notice	☒ Nil ☐ Date of notice: Name of authorised officer who served notice: Name of authority that appointed officer: Requirements of notice: ☐ See attached notice.
Section 46 – Prohibition order	☒ Nil ☐ Date of order: Name of authority or person who served order: Requirements of order: ☐ See attached order.

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Public and Environmental Health Act 1987 (repealed)	
Part 3 - Notice	☒ Nil ☐ Date of notice: Name of Council or other authority giving notice: Requirements of notice: ☐ See attached notice.
*Public and Environmental Health (Waste Control) Regulations 2010 (*or *1995)* Part 2 – Condition (that continues to apply) of an approval.	☐ Nil ☐ Date of approval: Name of relevant authority that granted the approval: Condition(s) of approval: ☒ See attached approval.
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) Regulation 19 – Maintenance order (that has not been complied with)	☒ Nil ☐ Date of order: Name of authority giving order: Requirements of order: ☐ See attached order.
South Australian Public Health Act 2011	
Section 66 – Direction or requirement to avert spread of disease	☒ Nil ☐ Date of direction or requirement: Name of authority giving or making requirement: Nature of direction or requirement: ☐ See attached direction or requirement.
Section 92 - Notice	☒ Nil ☐ Date of notice: Name of Council or other relevant authority giving notice: Requirements of notice ☐ See attached notice.
South Australian Public Health (Wastewater)Regulations 2013 Part 4 - Condition (that continues to apply) of an approval	☒ Nil ☐ Date of approval: Name of person or body that granted approval: Condition (s) of approval: ☐ See attached approval.

Confirmed by Development Services	Date 28/10/2026

Docusign Envelope ID: 67D78CE3-59DB-8C06-83E6-E2F04048C011

PRESCRIBED INFORMATION
GENERAL

PRESCRIBED ENCUMBRANCES	**PARTICULARS REQUIRED** **(Strike out responses not applicable)**
Local Government Act 1934	
Notice, order, declaration, charge, claim or demand given or made under the Act.	☒ Nil ☐ Date of notice, order etc.: Name of Council by which, or person by whom, notice, order etc. is given or made: Land subject thereto: Nature of requirements contained in notice, order etc.: Time for carrying out requirements: Amount payable (if any) $..... ☐ See attached notice.
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act.	☒ Nil ☐ Date of notice, order etc.: Name of Council by which, or person by whom, notice, order etc. is given or made: Land subject thereto: Nature of requirements contained in notice, order etc.: Time for carrying out requirements: Amount payable (if any) $..... ☐ See attached notice.
Water Industry Act 2012	
Notice or order under the Act requiring payment of charges or other amounts or making other requirement.	☒ Nil ☐ Date of notice, or order: Name of person or body who served notice or order: Amount payable (if any) as specified in the notice or order: $..... Nature of any requirement made (if any) as specified in the notice or order: ☐ See attached notice.

Confirmed by Development Services	Date
	28/10/2026

Docusign Envelope ID: 67D78CE3-59DB-8C06-83E6-E2F04048C011

PARTICULARS OF BUILDING INDEMNITY INSURANCE

Note: Building Indemnity Insurance is not required for –

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

Details of building indemnity insurance still in existence for building work on the land:

Building indemnity insurance is required…. ☐ **YES** ☒ **NO** (refer above note):

1. Name(s) of person(s) insured: .....
2. Name of Insurer: .....
3. Limitations on the liability of the insurer: .....
4. Name of Builder: .....
5. Builder's Licence Number……
6. Date of Issue of Insurance: ……
7. Description of insured building work: .....

.....

.....

Exemption from holding insurance:

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

***** ☐ **YES** ☒ **NO**

If **YES**, give details:

a) Date of the exemption .....
b) Name of builder granted the exemption .....
c) Licence number of builder granted the exemption .....
d) Details of building work for which the exemption applies .....
.....
.....
e) Details of conditions (if any) to which the exemption is subject .....
.....

Certified Development Section	Date
	28/10/2026

Docusign Envelope ID: 67D78CE3-59DB-8C06-83E6-E2F04048C011

PRESCRIBED INFORMATION
PARTICULARS RELATING TO ENVIRONMENTAL PROTECTION

Further information held by councils

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

(a) commercial or industrial activity at the land; or

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

* ☐ **YES** ☒ **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:-

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

Certified Development Section	Date
	28/10/2026

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Docusign Envelope ID: 67D78CE3-59DB-8C06-83E6-E2F04048C011

ATTACHMENTS

Printed copies are considered uncontrolled.
Before using a printed copy, verify that it is the current version.

Docusign Envelope ID: 67D78CE3-59DB-8C06-83E6-E2F04048C011

Data Extract for Section 7 search purposes

Valuation ID 5400825987

Data Extract Date: 28/10/2026

Important Information

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

Parcel ID: D135944 AL12

Certificate Title: CT6307/710

Property Address: 913 NORTH COAST RD POINT SOUTTAR SA 5577

Zones

Rural (Ru)

Subzones

No

Zoning overlays

Overlays

Dwelling Excision

The Dwelling Excision Overlay seeks to limit the creation of allotments to accommodate existing dwellings to avoid undermining primary production.

Hazards (Acid Sulfate Soils)

The Hazards (Acid Sulfate Soils) Overlay aims to protect the environment and development from the release of acid water resulting from the disturbance of acid sulfate soils.

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.

Hazards (Flooding - Evidence Required)

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

Limited Dwelling

Docusign Envelope ID: 67D78CE3-59DB-8C06-83E6-E2F04048C011

The Limited Dwelling Overlay seeks to limit the establishment of additional dwellings to avoid undermining primary production.

Native Vegetation

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

Docusign Envelope ID: 67D78CE3-59DB-8C06-83E6-E2F04048C011

District Council of Yorke Peninsula

- 8 Elizabeth Street, Maitland Telephone: (08) 8832 0000 Fax: (08) 8853 2494
- 18 Main Street, Minlaton Telephone: (08) 8853 3800 Fax: (08) 8853 2494
- Player Street, Warooka Telephone: (08) 8854 5055 Fax: (08) 8853 2494
- 15 Edithburgh Road, Yorketown Telephone: (08) 8852 0200 Fax: (08) 8853 2494

ALL CORRESPONDENCE: PO Box 88, MINLATON SA 5575

DECISION NOTIFICATION FORM

Development Number
544 / 1332 / 2010

FOR DEVELOPMENT APPLICATION Dated: 08/11/2010 Registered on: 11/11/2010

A SCAIFE
PO Box 24
WAROOKA SA 5577

Copy to:

LOCATION of proposed development: (Lot 7) Hundred of PARA WURLIE

NATURE of proposed development: Garage (15m x 9m x 3m wall height)

In respect of this proposed development you are informed that:

NATURE OF DECISION	Consent Granted	No. of Conditions	Consent Refused	Not Applicable
Development Plan Consent	Granted	2		
Land Division				N/A
Land Division (Strata)				N/A
Building Rules Consent	Granted	2		
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	Granted	4		

Building classification granted: 10A

Number of representations received from third parties concerning your Category One proposal: Not applicable.

Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out on the attached sheet. No work can commence on this development unless a Development Approval has been obtained. The possession of a consent, in any form, does not carry with it the right to commence any site works or building works.

Date of Decision: 01/12/2010

Signed: ..... Date: 1 December 2010

ALLAN G COTTON
Authorised Officer
Yorketown Branch Office

Docusign Envelope ID: 67D78CE3-59DB-8C06-83E6-E2F04048C011

District Council of Yorke Peninsula

Development Number
544 / 1332 / 2010

APPLICANT: A SCAIFE

Development Plan Consent ☑
Building Rules Consent ☑
Development Approval ☑

is granted in respect to the above Application subject to the conditions hereunder.

CONDITIONS OF APPROVAL

Development Plan Conditions:

(1) The applicant shall proceed strictly in accordance with the plans submitted and conditions imposed by this consent, except where minor changes are required to comply with the Building Code of Australia.

(2) The building (garage) shall not be used or converted for use for human habitation. Human habitation includes the occupation of the building whether on a part time over night basis or on a permanent basis.

Building Rules Conditions:

(1) Building work must be performed in accordance with the approved documents (Section 45 of the Development Act 1993)
Changes to building materials or systems that may affect the structural soundness or safety of a building must be approved by the relevant authority.
In considering a proposal to substitute building items, the relevant authority may require the submission of evidence to show that proposed products or systems meet the deemed-to-satisfy provisions or the performance requirements of the Building Code.

(2) Roof water and surface stormwater shall be disposed of so as to not adversely affect any building on the site or any building on an adjoining site. BCA – P2.2.1 / Part 3.1.2

Notifications and Statements:

1. The site is to be maintained in a neat and tidy condition to the reasonable satisfaction of the Council at all times.

2. This approval is granted pursuant to the Development Act, 1993 and approves the building work only for the purposes of the Act. You are advised to contact the Electricity Trust of South Australia regarding the location of public and private electricity supply lines in relation to the proposed building. Section 39.

Docusign Envelope ID: 67D78CE3-59DB-8C06-83E6-E2F04048C011

APPLICANT: A SCAIFE

3. For building work prescribed in regulation 75, the building owner, must, at least 28 days before the building work is commenced cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work, as required by Section 60.

   Pursuant to section 60 of the Act, work of the following nature is prescribed as building work which is that affects the stability of other land or premises, namely:

   (a) an excavation which intersects a notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point 600 millimetres below natural ground level at a boundary with an adjoining site (as depicted by the example shown as figure 1 in Schedule 15);

   (b) an excavation which intersects any notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point at natural ground level at any boundary between 2 sites (not being a boundary with the site of the excavation), where the boundary is within a distance equal to twice the depth of the excavation (as depicted by the example shown as figure 2 in Schedule 15);

   (c) any fill which is within 600 millimetres of an adjoining site, other than where the fill is not greater than 200 millimetres in depth (or height) and is for landscaping, gardening or other similar purposes.

Lapse of consent or approval

(1) Subject to this or any other regulation, any consent or approval under Part 4 of the Act (whether subject to conditions or not) will lapse at the expiration of:-

   (a) subject to the operation of paragraph (b) – 12 months from the operative date of the consent or approval:
   (b) if-
      (i) the relevant development has been lawfully commenced by substantial work on the site of the development within twelve months from the operative date of the approval – three years from the operative date of the approval, unless the development has been substantially or fully completed within those three years (in which case the approval will not lapse); or

      (ii) if the relevant development involves the division of land and an application for a certificate under Section 51 of the Act has been lodged with the Development Assessment Commission within twelve months from the operative date of the relevant consent – three years from the operative date of the consent.

(2) A period prescribed by subregulation (1) may be extended by a relevant authority-
   (a) when the relevant consent or approval is given; or
   (b) at such later time as may be appropriate.

Docusign Envelope ID: 67D78CE3-59DB-8C06-83E6-E2F04048C011

APPLICANT: A SCAIFE

(3) Where an approval is given, any consent which was necessary for that approval will not lapse unless or until the approval lapses.

Reasons for Council's Decision:

The above conditions were imposed upon the consent notice pursuant to Section 42 of the Development Act, 1993 (as amended).

Appeal Rights

Pursuant to Section 86 of the Development Act, 1993 (as amended) you may lodge an appeal against any of the conditions imposed upon the consent notice within two (2) months of the date of the decision.

Signed: ..... Date: 1 December 2010
ALLAN G COTTON
Authorised Officer
Yorketown Branch Office

Docusign Envelope ID: 67D78CE3-59DB-8C06-83E6-E2F04048C011

District Council of Yorke Peninsula

- 8 Elizabeth Street, Maitland Telephone: (08) 8832 0000 Fax: (08) 8853 2494
- 18 Main Street, Minlaton Telephone: (08) 8853 3800 Fax: (08) 8853 2494
- Player Street, Warooka Telephone: (08) 8854 5055 Fax: (08) 8853 2494
- 15 Edithburgh Road, Yorketown Telephone: (08) 8852 0200 Fax: (08) 8853 2494

ALL CORRESPONDENCE: PO Box 88, MINLATON SA 5575

DECISION NOTIFICATION FORM

Development Number
544 / 1245 / 2007

FOR DEVELOPMENT APPLICATION Dated: 20/09/2007 Registered on: 24/09/2007

A SCAIFE
PO Box 24
WAROOKA SA 5577

LOCATION of proposed development: (Lot 7) HD PARA WURLIE

NATURE of proposed development: Dwelling

In respect of this proposed development you are informed that:

NATURE OF DECISION	Consent Granted	No. of Conditions	Consent Refused	Not Applicable
Development Plan Consent (Granted 12/12/2007)	Granted	5		
Land Division				N/A
Land Division (Strata)				N/A
Building Rules Consent (Private Certifier 03/06/2010)	Granted	6		
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	Granted	11		

Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out on the attached sheet. No work can commence on this development unless a Development Approval has been obtained. The possession of a consent, in any form, does not carry with it the right to commence any site works or building works.

Date of Decision: 10/06/2010

Signed: ..... Date: 10 June 2010

ALLAN COTTON
Manager Building and Development
Yorketown Branch Office

Docusign Envelope ID: 67D78CE3-59DB-8C06-83E6-E2F04048C011

District Council of Yorke Peninsula

Development Number
544 / 1245 / 2007

APPLICANT: A SCAIFE

Development Approval ☑

is granted in respect to the above Application subject to the conditions hereunder.

CONDITIONS OF APPROVAL

Development Plan Conditions:

See Decision Notification Form issued by Council on 12/12/2007

Building Rules Conditions:

See Decision Notification Form issued by Private certifier on 03/06/2010

Notifications and Statements:

1. The site is to be maintained in a neat and tidy condition to the reasonable satisfaction of the Council at all times.

2. This approval is granted pursuant to the Development Act, 1993 and approves the building work only for the purposes of the Act. You are advised to contact the Electricity Trust of South Australia regarding the location of public and private electricity supply lines in relation to the proposed building. Section 39.

Lapse of consent or approval

(1) Subject to this or any other regulation, any consent or approval under Part 4 of the Act (whether subject to conditions or not) will lapse at the expiration of:-

(a) subject to the operation of paragraph (b) – 12 months from the operative date of the consent or approval:

(b) if-

(i) the relevant development has been lawfully commenced by substantial work on the site of the development within twelve months from the operative date of the approval – three years from the operative date of the approval, unless the development has been substantially or fully completed within those three years (in which case the approval will not lapse); or

Docusign Envelope ID: 67D78CE3-59DB-8C06-83E6-E2F04048C011

APPLICANT: A SCAIFE

(ii) if the relevant development involves the division of land and an application for a certificate under Section 51 of the Act has been lodged with the Development Assessment Commission within twelve months from the operative date of the relevant consent – three years from the operative date of the consent.

(2) A period prescribed by subregulation (1) may be extended by a relevant authority-
(a) when the relevant consent or approval is given; or
(b) at such later time as may be appropriate.

(3) Where an approval is given, any consent which was necessary for that approval will not lapse unless or until the approval lapses.

Reasons for Council's Decision:

The above conditions were imposed upon the consent notice pursuant to Section 42 of the Development Act, 1993 (as amended).

Appeal Rights

Pursuant to Section 86 of the Development Act, 1993 (as amended) you may lodge an appeal against any of the conditions imposed upon the consent notice within two (2) months of the date of the decision.

Signed: ..... Date: 10 June 2010
ALLAN COTTON
Manager Building and Development
Yorketown Branch Office

Docusign Envelope ID: 67D78CE3-59DB-8C06-83E6-E2F04048C011

APPROVAL TO INSTALL (or alter) A WASTE CONTROL SYSTEM (Septic Tank)

Application No: 050/036/2010

Installer's Details	
Name:	M K AITCHISON
Address:	PO Box 259
	WAROOKA SA 5577
Owner's Details	
Name:	S A & A SCAIFE
Address:	PO Box 24
	WAROOKA SA 5577
Site of Approved Septic System:	LOT: 7 PLN: 45322 CT: 5349/138 . HD PARA WURLIE 5575

Under the provisions of the Public and Environmental Health Act (Waste Control Regulations) APPROVAL is hereby GRANTED for the installation of a Waste Control System (or part) subject to the strict compliance with all conditions (see reverse).

SYSTEM APPROVED DETAILS:

1. Septic Tank 3000 litres – Minimum effective capacity

2. EFFLUENT DISPOSAL SYSTEM

Type of System	Length (m)	Width (m)	Max Cover (mm)
Soakage Trench			
Soakage Bed	12.0 m	7.0m	

3. Distribution Sump Required Yes
   Diversion Trench Required No

MANDATORY INSPECTIONS:

- Underfloor plumbing (under water test) for on-site building and transportable.
- Septic tank and drainage installation (drain under water test).
- Final inspection of wet areas (internally).

N.B. Persons undertaking the installation of the system are required to give the Council's Environmental Health Officer one (1) business day's notice when arranging for the above inspections.

PETER TIMONEY
Environmental Health Officer
☎ 88320000

Date: 10.09.2010

Docusign Envelope ID: 67D78CE3-59DB-8C06-83E6-E2F04048C011

CONDITIONS OF APPROVAL

1. That the installation of the septic tank system is carried out by a competent person and is installed in accordance with:-

   - the plans forming part of this application, as approved, including any notations thereon; and
   - the details outlined in attachment(s); and
   - the requirements of the Code of Practice issued by the SA Health Commission for the installation and operation of septic tank systems in South Australia.

2. That all sanitary plumbing and drainage work associated with the connection of the sanitary fixtures to the septic tank system are installed in accordance with AS 3500.1-1992 (Water Supply), Sections 8 and 9 and AS3500.2-1990 (Sanitary Plumbing and Drainage) subject to the exclusions and modifications prescribed by Schedule 1 of the Water control Regulations.

3. That there is no septic tank effluent discharge or runoff from the premises on which the system is installed onto any premises of which the owner of the system is not in possession or onto any public place.

4. That the use of the septic tank system does not vary from that indicated on the application for approval to install the system.

5. That the septic tank system be operated and maintained in accordance with the requirements of the relevant Authority.

6. The approval granted to install a septic tank system shall become void if:-

   - the work is varied from the approved plan without first having gained approval; or
   - the work is not commenced within 12 months after the day on which the approval was granted.

7. No septic tank shall be installed within 100m of the Mean High Water Tide mark.

8. That all work is to be **inspected by Council's Environmental Health Officer**.

9. These conditions are to be read in conjunction with the standard for the construction, installation and operation of septic tank systems in South Australia, Waste Control Systems.

SPECIAL CONDITION
In lieu of a percolation test report a reserve soakage area (12.0m x 7.0m) with all required setbacks is to be set aside in the event of a failure of the proposed soakage area.

Docusign Envelope ID: 67D78CE3-59DB-8C06-83E6-E2F04048C011

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
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: 2830483

DATE OF ISSUE
28/10/2026

MILDWATERS BYRTH PROPERTY FORMS PTY L
15 TAYLOR STREET
KADINA SA 5554

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

OWNERSHIP NUMBER	OWNERSHIP NAME
10052808	S A & A SCAIFE

PROPERTY DESCRIPTION

913 NORTH COAST RD / POINT SOUTTAR SA 5577 / LT 12 D135944

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R2	RU
5400825987	CT 6307/710	$800,000.00	0.500	0.300

LEVY DETAILS:

FINANCIAL YEAR
2026-2027

FIXED CHARGE	$	50.00
+ VARIABLE CHARGE	$	95.00
- REMISSION	$	35.85
- CONCESSION	$	0.00
+ ARREARS / - PAYMENTS	$	-109.15
= AMOUNT PAYABLE	$	0.00

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

EXPIRY DATE **26/01/2027**

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
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

Docusign Envelope ID: 67D78CE3-59DB-8C06-83E6-E2F04048C011

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

> The amount payable on this Certificate must be paid in full even if only a portion of the subject land is being sold. RevenueSA cannot apportion the ESL.
>
> If the amount payable is not paid in full, the purchaser may become liable for all of the outstanding ESL as at the date of settlement.

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

Biller Code: 456285 **Ref: 7026283213** Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au ® Registered to BPAY Pty Ltd ABN 69 079 137 518	**To pay via the internet go to:** www.revenuesaonline.sa.gov.au	Send your cheque or money order, made payable to the **Community Emergency Services Fund**, along with this **Payment Remittance Advice** to: **Please refer below.** **Revenue SA** **Locked Bag 555** **ADELAIDE SA 5001**

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.

Docusign Envelope ID: 67D78CE3-59DB-8C06-83E6-E2F04048C011

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: 2830483

DATE OF ISSUE
28/10/2026

MILDWATERS BYRTH PROPERTY FORMS PTY L
15 TAYLOR STREET
KADINA SA 5554

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

OWNERSHIP NAME
S A & A SCAIFE

FINANCIAL YEAR
2026-2027

PROPERTY DESCRIPTION
913 NORTH COAST RD / POINT SOUTTAR SA 5577 / LT 12 D135944

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
5400825987	CT 6307/710	$68,000.00	3.9800 HA

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

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

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

ON OR BEFORE **26/01/2027**

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

Docusign Envelope ID: 67D78CE3-59DB-8C06-83E6-E2F04048C011

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

Biller Code: 456293 **Ref: 7026283122** Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au ® Registered to BPAY Pty Ltd ABN 69 079 137 518	**To pay via the internet go to:** www.revenuesaonline.sa.gov.au	Send your cheque or money order, made payable to the **Commissioner of State Taxation**, along with this **Payment Remittance Advice** to: **Please refer below.** **Revenue SA** **Locked Bag 555** **ADELAIDE SA 5001**

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.

Docusign Envelope ID: 67D78CE3-59DB-8C06-83E6-E2F04048C011

SA Water

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
54 00825 98 7	CT6307710	28/10/2026	9242	2830483

MILDWATERS BYRTH PROPERTY FORMS PTY LTD
15 TAYLOR ST
KADINA SA 5554
anna@mildwaterslawyers.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: S A & A SCAIFE
Location: 913 NORTH COAST RD POINT SOUTTAR LT12 D135944
Description: 8HGPEGV 5BSHD
Capital Value: $ 800 000 (Notional)
Rating: Residential

Periodic charges

Raised in current years to 30/9/2026

		$
	Arrears as at: 30/6/2026 :	0.00
Water main available:	Water rates :	0.00
Sewer main available:	Sewer rates :	0.00
	Water use :	0.00
	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 :	0.00
	Balance outstanding :	0.00

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

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

A sewer and water main is not available to this property.

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.

Docusign Envelope ID: 67D78CE3-59DB-8C06-83E6-E2F04048C011

SA Water

South Australian Water Corporation

Name:
S A & A SCAIFE

Water & Sewer Account
Acct. No.: 54 00825 98 7 Amount: _____

Address:
913 NORTH COAST RD POINT SOUTTAR
LT12 D135944

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	5400825987

BPAY

Biller code: 8888
Ref: 5400825987

Telephone and Internet Banking — BPAY®

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

Paying online

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

Paying by phone

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

SA Water account number: 5400825987