CITY OF HOLDFAST BAY

holdfast.sa.gov.au
Brighton Civic Centre 24 Jetty Road, Brighton SA 5048
PO Box 19 Brighton SA 5048
P 08 8229 9999 F 08 8298 4561
Glenelg Customer Service Centre and Library
2 Colley Terrace, Glenelg SA 5045

14 August 2023

Blackfish Conveyancing
722 Anzac Highway
GLENELG SA 5045

CERTIFICATE – COUNCIL CHARGES

VALUER GEN NO: 1227173111 BILLING NO: 4291943
SECTION/ALLOT: Allot 2 Sec 206 CP 41946 Vol 6233 Fol 70
HUNDRED:
PROPERTY ADDRESS: 33A Addison Road HOVE SA 5048
CERTIFICATE OF TITLE: CT 6233/70
OWNER: Chelsea L Crisp

PURSUANT TO SECTION 187 OF THE LOCAL GOVERNMENT ACT, 1999 I CERTIFY THAT THE FOLLOWING AMOUNTS ARE DUE AND PAYABLE IN RESPECT OF AND ARE A CHARGE AGAINST THE ABOVE PROPERTY:

Rates and Arrears - prior to 30/06/2023	0.00
Legal Fees	0.00
Rates for current financial year	$1,223.60
Postponed Rates for current financial year	0.00
Postponed Interest for current financial year	0.00
Fines and interest for current financial year	0.00
Less Rate Capping	0.00
Less Rebate	0.00
Less Adjustments / Payments Received	0.00
Balance of rates and other monies due and payable	$1,223.60

Instalment/s Due:

Due 01/09/2023	$305.60
Due 01/12/2023	$306.00
Due 01/03/2024	$306.00
Due 03/06/2024	$306.00

Street Numbering
Please note Council's official street number for this property is **33A Addison Road HOVE SA 5048.***

Payment of Rates at Settlement
It is encouraged that payment of the full year's rates is made when a property is sold.

Section 178 (3) (c) of the Local Government Act 1999, states that rates may be recovered as a debt from any other person who was at the ***time of the declaration of the rates an owner or occupier of the land***.

If you have any queries regarding this, please do not hesitate to contact the Rates Section on 8229 9999.

M Woolford

AUTHORISED OFFICER

CITY OF HOLDFAST BAY

holdfast.sa.gov.au
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Dear Sir/Madam

RE: REQUEST FOR INFORMATION

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

Yours faithfully

ROBERTO BRIA
CHIEF EXECUTIVE OFFICER

PROPERTY ADDRESS:

CERTIFICATE NO:

PRESCRIBED INFORMATION
DEVELOPMENT SECTION

CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL OR AUTHORISATION GRANTED UNDER ANY OF THE FOLLOWING REPEALED ACTS:
BUILDING ACT 1971
CITY OF ADELAIDE DEVELOPMENT CONTROL ACT 1976
PLANNING AND DEVELOPMENT ACT 1966
PLANNING ACT 1982

No

DEVELOPMENT PLAN UNDER THE DEVELOPMENT ACT 1993

Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):

N/A (Refer attached Section 7 Report)

Is the land situated in a designated State Heritage Area?

No

Is the land designated as a place of Local Heritage value?

No

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

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

CONDITION (THAT CONTINUES TO APPLY) OF A DEVELOPMENT AUTHORISATION GRANTED UNDER THE DEVELOPMENT ACT 1993.

Application Number: 110/00952/19
Application Description: Single storey detached dwelling
Decision Date: 14 Jan 2020

1. That stormwater from each dwelling shall be collected and connected to a 1000 litre (minimum) rainwater tank with a sealed system over flow connection to the street water table. Final details of the location and size of the tank(s) shall be submitted to Council for approval prior to the issue of full Development Approval. Furthermore, all stormwater from the dwelling and the site shall be collected and disposed of in a manner that does not adversely affect any properties adjoining the site or the stability of any building on adjacent sites.

   NOTE: Stormwater shall not be disposed of over a vehicle crossing place and any connection to the street water table, including remedial works to footpaths, verges or other Council infrastructure, is subject to any necessary approvals from Council and will be at the applicant's cost.

2. The stormwater disposal system shall cater for a 5 year rainfall event with discharge to the street not to exceed 10 litres per second. Any excess above this flow is to be detained on site to the reasonable satisfaction of Council.

3. Landscaping shall be established in the front yard, rear yard and along the access driveway and comprise trees, shurbs and grasses. All such landscaping shall be established within 3 months of substantial completion of the development and any such vegetation shall be replaced if and when it dies or becomes seriously diseased.

4. The proposal shall be implemented as per the plans prepared by Herriot Consulting Civil and Structural Engineers, File No. C1911-026, Sheet 1, December 2019 and plans prepared by Statesman Homes, Job No. 27921, Sheets 1 and 3, dated 20/11/2019 submitted to and approved by Council unless varied by any subsequent conditions imposed herein.

5. That no solid or liquid trade wastes be discharged to the stormwater system.

6. That all hard building materials, waste and litter on site be stored in a manner that secures it on site during the construction works.

7. That the builder shall at all times provide and maintain a waste receptacle to the reasonable satisfaction of Council on the site in which and at all times all builder's waste shall be contained for the duration of the construction period and the receptacle shall be emptied as required.

8. That dust emissions from the site shall be controlled by a dust suppressant or by watering (subject to any relevant water restrictions) regularly to the reasonable satisfaction of Council.

9. That construction shall take place between 7am and 7pm Monday to Saturday and not on Sundays or public holidays. All such work shall be undertaken in such a manner so as not to, in the reasonable opinion of Council, cause any nuisance or annoyance to any of the occupiers of buildings within the locality. Any work outside of these hours requires the written approval of Council.

10. NOTIFICATIONS OF CERTAIN STAGES OF WORK - DEVELOPMENT REGS PART 12

In accordance with regulation 74 of the Development Act, it is the applicant's responsibility to notify council a minimum of one business day prior to the following stages of construction:

* the pouring of footings, so as to enable inspection of reinforcement etc;
* at completion of structural timber or steel framing;
* at completion of the work.

ENFORCEMENT NOTICE UNDER SECTION 84, OR ENFORCEMENT ORDER UNDER SECTION 85(6), 85(10) OR 106 OF THE DEVELOPMENT ACT 1993 OR ENFORCMENT NOTICE UNDER SECTION 213 OR ENFORCEMENT ORDER 214(6), 214 (10) OR 222 OF THE PLANNING, DEVELOPMENT AND INFRASTURE ACT 2016.

No

LAND MANAGEMENT AGREEMENT UNDER SECTION 57 OF THE DEVELOPMENT ACT 1993 OR LAND MANAGEMENT AGREEMENT UNDER SECTION 192 OR 193 OF THE PLANNING, DEVELOPMENT AND INFRASTURE ACT 2016.

Refer Certificate of Title for any details.

REQUIREMENTS UNDER SECTION 50(1) OR AGREEMENT UNDER SECTION 50(2) OR THE DEVELOMENT ACT 1993 TO VEST LAND IN A COUNCIL OR THE CROWN TO BE HELD AS OPEN SPACE OR TO VEST LAND IN A COUNCIL OR THE CROWN TO BE HELD AS OPEN SPACE 198 (1) AND 198(2) OF THE PLANNING, DEVELOPMENT AND INFRASTURE ACT 2016.

No

EMERGENCY ORDER UNDER SECTION 69 OF THE DEVELOPMENT ACT 1993 OR EMMERGENCY ORDER NOTICE UNDER SECTION 155 OF THE PLANNING, DEVELOPMENT AND INFRASTURE ACT 2016.

No

FIRE SAFETY NOTICE UNDER SECTION 71 OF THE DEVELOPMENT ACT 1993 OR FIRE SAFETY NOTICE UNDER SECTION 157 OF THE PLANNING, DEVELOPMENT AND INFRASTURE ACT 2016.

No

ORDER UNDER SECTION 55 OF THE DEVELOPMENT ACT 1993 TO REMOVE WORK OR NOTICE OR ORDER UNDER 56 OF THAT ACT TO COMPLETE DEVELOPMENT OR ORDER TO REMOVE OR PERFORM WORK UNDER SECTION 141 AND NOTICE TO COMPLETE UNDER SECTION 142 OF THE PLANNING, DEVELOPMENT AND INFRASTURE ACT 2016.

No

PROCEEDINGS UNDER DIVISION 2 OF PART 11 OF THE DEVELOPMENT ACT 1993 OR PROCEEDINGS UNDER PART 16 DIVISION 1.

No

Date of commencement of proceedings

N/A

Date of determination or order (if any).

N/A

Terms of determination or order (if any)

N/A

BUILDING INDEMNITY INSURANCE

Section 7(1) (c)
Any approved building work undertaken on the property the subject of Building Indemnity Insurance.

Approval No.	Insurer	Policy Issued	Contract Date	Builder	Person Insured	Liability Limitations	Description of insured building work
110/00952/19	QBE	16/12/2019	07/11/2019	Constructions Services Australia Pty Ltd	C Crisp	193 057.00	Single dwelling

Note: Building Indemnity insurance is not required for –

(a) Domestic building work for which approval under the *Building Act 1971* or a development authorisation under the *Development Act 1993* 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 1996;* 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 by the Minister under section 45 of that Act.

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

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

(b) A change in the use of the land or part of the land (within the meaning of the *Development Act 1993*)?

No

Note:

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

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

It is 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 14/08/2023

Data Extract for Section 7 search purposes

Valuation ID 1227173111

Data Extract Date: 14/08/2023

Parcel ID: C41946 F2

Certificate Title: CT6233/70

Property Address: 33A ADDISON RD HOVE SA 5048

Zones
Housing Diversity Neighbourhood (HDN)

Subzones
No

Zoning overlays

Overlays
Airport Building Heights (Regulated) (All structures over 110 metres)

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Affordable Housing

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

Building Near Airfields

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Urban Tree Canopy

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

Is the land situated in a 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

PRESCRIBED INFORMATION
HEALTH SECTION

PRESCRIBED ENCUMBRANCES	PARTICULARS REQUIRED (Strike out the responses not required)
Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1999. (**Health Section only – refer to General Section also)**	Nil
Order under 254 of the Local Government Act 1999. (**Health Section only – refer to General Section also)**	Nil
Notice or declaration under the Housing Improvement Act 1940.	Not applicable
South Australian Public Health Act 2011. Notice under the Supported Residential Facilities Act 1992.	Nil
Improvement Notice under section 44 of the Food Act 2001 Prohibition Order under section 46 of the Food Act 2001	Nil

CERTIFIED HEALTH SECTION **DATE 14/08/2023**

PRESCRIBED INFORMATION
GENERAL SECTION

PRESCRIBED ENCUMBRANCES	PARTICULARS REQUIRED (Strike out the responses not required)
Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1999. (**General Section only – refer to Health Section also)**	Nil
Order under 254 of the Local Government Act 1999. (**General Section only – refer to Health Section also)**	Nil
Notice under section 105F(or section 56 or 83 (repealed)) – Notice to take action to prevent outbreak or spread of fire of the Fire and Emergency Services Act 2005.	Nil
Notice under section 48 or 58 of the Animal and Plant Control (Agricultural Protection and Other Purposes) Act 1986 for the destruction or control of animal or plants.	Not applicable
Notice under section 60 of the Animal and Plant Control (Agricultural Protection and Other Purposes) Act 1986 for the destruction or control of plants on road reserve.	Not applicable
Notice or order under the section 30 of the Local Nuisance and Litter Control Act 2016	Nil

CERTIFIED GENERAL SECTION **DATE** 14/08/2023

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: 2492801

DATE OF ISSUE
11/08/2023

BLACKFISH CONVEYANCING PTY LTD
722 ANZAC HIGHWAY
GLENELG SA 5045

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

OWNERSHIP NUMBER
18348603

OWNERSHIP NAME
C L CRISP

PROPERTY DESCRIPTION
33A ADDISON RD / HOVE SA 5048

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
1227173111	CT 6233/70	$610,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2023-2024

FIXED CHARGE	$	50.00
+ VARIABLE CHARGE	$	246.90
- REMISSION	$	154.70
- CONCESSION	$	0.00
+ ARREARS / - PAYMENTS	$	0.00
= AMOUNT PAYABLE	$	142.20

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 **09/11/2023**

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

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
18348603

OWNERSHIP NAME
C L CRISP

ASSESSMENT NUMBER
1227173111

AMOUNT PAYABLE
$142.20

AGENT NUMBER
100021947

AGENT NAME
BLACKFISH CONVEYANCING PTY LTD

EXPIRY DATE
09/11/2023

+80011699810022> +001571+ <0550887648> <0000014220> +444+

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at: **OR** **By Post to:**

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

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: 2492801

DATE OF ISSUE
11/08/2023

BLACKFISH CONVEYANCING PTY LTD
722 ANZAC HIGHWAY
GLENELG SA 5045

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

OWNERSHIP NAME
C L CRISP

FINANCIAL YEAR
2023-2024

PROPERTY DESCRIPTION
33A ADDISON RD / HOVE SA 5048

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
1227173111	CT 6233/70	$415,000.00	0.0289 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 **09/11/2023**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at: **OR** **By Post to:**

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
12 27173 11 1	CT623370	11/8/2023	8109	2492801

BLACKFISH CONVEYANCING
722 ANZAC HIGHWAY
GLENELG SA 5045
tanya@blackfishconveyancing.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: C L CRISP
Location: 33A ADDISON RD HOVE LT2 C41946
Description: HG **Capital Value:** $ 610 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2023

				$
		Arrears as at: 30/6/2023	:	0.00
Water main available:	1/1/2020	Water rates	:	74.20
Sewer main available:	1/1/2020	Sewer rates	:	93.64
		Water use	:	34.49
		SA Govt concession	:	0.00
		Recycled Water Use	:	0.00
		Service Rent	:	0.00
		Recycled Service Rent	:	0.00
		Other charges	:	0.00
		Goods and Services Tax	:	0.00
		Amount paid	:	202.33CR
		Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 74.20 Sewer: 93.64 Bill: 4/10/2023

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

The last Water Use Year ended on 01/06/2023.

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

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

South Australian Water Corporation

Name:
C L CRISP

Water & Sewer Account
Acct. No.: **12 27173 11 1**

Amount: _____

Address:
33A ADDISON RD HOVE LT2 C41946

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1227173111

Biller code: 8888
Ref: 1227173111

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: 1227173111

Property Interest Report

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

Title Reference	CT 6233/70	**Reference No.**	2492801
Registered Proprietors	C L*CRISP	**Prepared**	10/08/2023 19:41
Address of Property	33A ADDISON ROAD, HOVE, SA 5048		
Local Govt. Authority	CITY OF HOLDFAST BAY		
Local Govt. Address	PO BOX 19 BRIGHTON SA 5048		

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 Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.2	section 50(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.3	section 50(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.4	section 55 - Order to remove or perform work	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
5.5	section 56 - Notice to complete development	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
5.6	section 57 - Land management agreement	Refer to the Certificate of Title
5.7	section 60 - Notice of intention by building owner	Contact the vendor for these details
5.8	section 69 - Emergency order	State Planning Commission in the Department for Trade and Investment has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply
5.9	section 71 - Fire safety notice	Building Fire Safety Committee in the Department for Trade and Investment has no record of any notice affecting this title

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

6. Repealed Act conditions

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

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

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

19. *Land Tax Act 1936*

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

20. *Local Government Act 1934* (repealed)

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 Planning and Land Use Services in the Department for Trade and Investment has no record of a Planning and Design Code Amendment affecting this title
29.2	section 127 - Condition (that continues to apply) of a development authorisation *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.3	section 139 - Notice of proposed work and notice may require access	Contact the vendor for these details
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Trade and Investment has no record of any order or notice affecting this title

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

30. *Plant Health Act 2009*

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

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)*	The Dog Fence Board has no current interest in Dog Fence rates relating to this title.
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.

REAL PROPERTY ACT, 1886
South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.

Certificate of Title - Volume 6233 Folio 70

Parent Title(s) CT 5718/7

Creating Dealing(s) ACT 13222867

Title Issued 28/12/2019 **Edition** 2 **Edition Issued** 27/02/2020

Estate Type

FEE SIMPLE

Registered Proprietor

CHELSEA LEE CRISP
OF 33A ADDISON ROAD HOVE SA 5048

Description of Land

LOT 2 PRIMARY COMMUNITY PLAN 41946
IN THE AREA NAMED HOVE
HUNDRED OF NOARLUNGA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13258898	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
12/12/2019	13222868	BY-LAWS	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

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Certificate of Title

Title Reference	CT 6233/70
Status	CURRENT
Easement	NO
Owner Number	18348603
Address for Notices	33A ADDISON RD HOVE, SA 5048
Area	289m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

CHELSEA LEE CRISP
OF 33A ADDISON ROAD HOVE SA 5048

Description of Land

LOT 2 PRIMARY COMMUNITY PLAN 41946
IN THE AREA NAMED HOVE
HUNDRED OF NOARLUNGA

Last Sale Details

Dealing Reference	TRANSFER (T) 13258897
Dealing Date	24/02/2020
Sale Price	$150,000
Sale Type	FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13258898	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1227173111	CURRENT	33A ADDISON ROAD, HOVE, SA 5048

Notations

Dealings Affecting Title

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NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
12/12/2019 11:52	13222868	BY-LAWS	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1227173111
Type	Site & Capital Value
Date of Valuation	01/01/2023
Status	CURRENT
Operative From	01/07/2020
Property Location	33A ADDISON ROAD, HOVE, SA 5048
Local Government	HOLDFAST BAY
Owner Names	CHELSEA LEE CRISP
Owner Number	18348603
Address for Notices	33A ADDISON RD HOVE, SA 5048
Zone / Subzone	HDN - Housing Diversity Neighbourhood\\
Water Available	Yes
Sewer Available	Yes
Land Use	1315 - Detached Single Storey Home Unit
Description	4HCP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
C41946 LOT 2	CT 6233/70

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$415,000	$610,000			
Previous	$315,000	$560,000			

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Building Details

Valuation Number	1227173111
Building Style	Conventional
Year Built	2020
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Colourbond
Equivalent Main Area	123 sqm
Number of Main Rooms	4

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

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Certificate of Title

Title Reference: CT 6233/70

Status: CURRENT

Parent Title(s): CT 5718/7

Dealing(s) Creating Title: ACT 13222867

Title Issued: 28/12/2019

Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
24/02/2020	27/02/2020	13258898	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
24/02/2020	27/02/2020	13258897	TRANSFER	REGISTERED	CHELSEA LEE CRISP
24/02/2020	27/02/2020	13258896	DISCHARGE OF MORTGAGE	REGISTERED	12763852
14/07/2017	26/07/2017	12763852	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

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Certificate of Title

Title Reference: CT 6233/70

Status: CURRENT

Edition: 2

Dealings

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

Priority Notices

NIL

Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
12/12/2019	28/12/2019	13222868	BY-LAWS	FILED	C41946

Registrar-General's Notes

No Registrar-General's Notes exist for this title

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Orig. **LF 13222868**

11:52 12-Dec-2019
2 of 2

LANDS TITLES REGISTRATION OFFICE

SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR OFFICE PURPOSES ONLY

SERIES NO	PREFIX
2	LF:1

AGENT CODE

LODGED BY:
Aberfoyle Happy Valley Conveyancers (112) **AHVB**

CORRECTION TO:
Aberfoyle Happy Valley Conveyancers (112) **AHVB**

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT (COPIES ONLY)

1. Lot Entitlement Sheet
2.
3.
4.
5.

PICK-UP NO.	
CP	41946

CORRECTION	PASSED
	MM

FILED 28/12/19

Mark McNeil

REGISTRAR-GENERAL

REGISTRAR-GENERAL SOUTH AUSTRALIA

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements.

Dated this 12th day of December 2019

Signed by **Michelle Jane Crisp** .....

In the presence of:

.....

Signature of WITNESS - Signed in my presence by the Registered Proprietor who is either personally known to me or has satisfied me as to his or her identity.*

ADRIAN CRISP

Full Name of Witness

33 Addison Road

Hove SA 5048

Address of Witness

0430 000 228

Business Hours Telephone Number

Terms of Instrument are not checked in the Lands Titles Office	BY-LAWS Development Application No. 100:C026:18

BY LAWS

COMMUNITY CORPORATION NUMBER 41946 INCORPORATED

33 Addison Road

Hove 5048

Form 10
sections 30(1)(ia), 31(3)(ab), 34(2)(e), 39(5a), 47(2)(ka), 50(7)(a)

Certificate as to preparation of scheme description, by-laws or development contracts

Certified correctly prepared in accordance with the requirements of the *Community Titles Act 1996* by the person who prepared the document/an officer of the community corporation.

.....

Harold A Baggs and Nita A Baggs
Registered Conveyancer
Shop 15, Hub Shopping Centre
Aberfoyle Park SA 5159

COMMUNITY TITLES ACT AND REGULATIONS 1996.
MANAGEMENT BY LAWS

WARNING

The terms of these By Laws are binding upon the Community Corporation, the Owners, Occupiers and Lessees of the Community Lots and all persons entering upon the Community Parcel.

These By Laws relate to the control and preservation of the essence or theme of the Community Corporation and as such may only be amended or revoked by unanimous resolution of the Community Corporation in accordance with Section 39 of the Community Titles Act (Regulations).

If the whole or any part of a provision of these By Laws is invalid, unenforceable or of illegal intent, it is severed. The remainder of these By Laws will have full force and effect.

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8. Operation and Management of the Scheme
9. Internal Fencing
10. Garbage
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DEFINITIONS

UNLESS THE CONTRARY INTENTION APPEARS THE FOLLOWING APPLIES:

A. Reference to 'The Act' means the Community Titles Act 1996.

B. Reference to the 'Regulations under the Act' means the Community Titles Act Regulations 1996.

C. The Corporation means the Community Corporation No. 41946 Inc. constituted in accordance with part 9 of the Act.

D. Rules mean the rules made by the Corporation pursuant to the power contained in these By Laws and the Act.

E. Singular includes the plural and vice versa.

F. Reference to the masculine includes the feminine and includes a firm, a body Corporate, an Association or an Authority.

G. Reference to 'the 'Council' means the City of Holdfast Bay.

H. Reference to a 'Lot' means a Community Lot as defined in the Act.

I. Reference to the 'Common Property' means the Community Common Property for Community Plan No 41946.

J. For the purpose of these By Laws, Motor Vehicle shall mean and include motor vehicles licensed to carry up to eight (8) persons including passenger cars, vans, four wheel drives, utilities and motor cycles as defined in the Road Traffic Act 1961 to 1982.

PART 1

Permitted Use.

1. No dwelling shall be used or occupied for any purpose other than that of a Residential dwelling.

2. There shall be no alterations or additions to the facades of the dwellings unless they are harmonious and in context with the design and concept of the development as a whole and are only to be undertaken with the prior written approval of the Corporation being first had and obtained by majority vote which said approval shall not be unreasonable withheld by the Corporation. Such alterations and additions shall also only be undertaken with the prior written approval of the Council.

PART 2

1. **Mandatory By Laws – By Law 1, Common Property**

1.1 The Common Property is delineated on the Primary Plan of the scheme.

1.2 The Community Corporation is responsible for the control, management, use and maintenance of the Common Property including the infrastructure and services installed in and on the Common Property.

1.3 The Common Property is available to the Proprietors, Occupiers, Lessees of a Lot or Lots for the purpose of access to a lot. It is expressly forbidden that any Proprietor, Occupier or Lessee or agent or workman or representative of any Proprietor Occupier or Lessee shall park any vehicle on any part of the Common Property. Nothing in this By Law shall preclude anyone from parking on the Common Property in an Emergency event.

1.4 A Proprietor or Occupier of a Lot or a person upon the Common Property by their authority shall not park on the Common Property, except in the case of an emergency and then only to the extent necessary to remove the vehicle from the Common Property.

1.5 The Proprietor or Occupier of a Lot must give notice to the Community Corporation of any damage or defect in, on or to, the Common Property immediately they become aware of the damage or defect.

1.6 The Community Corporation shall not be liable or responsible for any damage or theft to, or of any item owned by, or placed or left there by or with the authority of, a lot Owner on the Common Property for any reason whatsoever.

1.7 The Community Corporation shall provide a letter box for the use of the Community Corporation.

2. By Law 2, Carparking

2.1. Lot Owners and/or occupiers of Lots shall ensure that the common property areas are kept clean and tidy at all times to the reasonable satisfaction of the Community Corporation.

2.2. The Community Corporation shall maintain insurance for the Common Property including the Service Infrastructure, and Public Liability insurance over the Common Property.

3. By Law 3, Pergolas

It shall be permitted that the Proprietors of Lots may construct Pergolas subject to the following limitations;

3.1. Subject to compliance with Council approvals and regulations that shall be first had and obtained, and,

4. By Law 4, Installation of Air-conditioning Units

Notwithstanding Part 1 (2) Above,

It shall be permitted that the Proprietors of Lots may install Air-conditioning Units subject to the following limitations;

4.1. Roof Mounted Units

a. The colour of the Air-conditioning Unit must be similar to that of the Roof on which it is installed, and

b. Air-conditioning Units may only be installed on that portion of the roof, and in a manner such that it shall not be visible from the Common Property. Any variation to this requirement shall require the written consent of the Corporation derived by a majority vote.

4.2 Split System Units

Where it is necessary to mount the main Air-conditioning Unit on the ground or wall, it shall only be installed in a location where it shall not be visible from the Common Property and be located in such a manner that the noise of the system shall not create a disturbance to any other Lot owner.

4.3. Prohibited Air-conditioning Systems

An Air-conditioning System that protrudes through a wall or window shall not be permitted. An Air-conditioning System that is at the front or Common Property side of the premises shall not be permitted.

5. By Law 5, Garden Sheds

Proprietors of Lots may install Garden Shed with the following limitations:-

5.1. Garden Sheds may only be installed in accordance with Council approval, and

5.2. Must be of colour-bond steel construction and in a harmonious colour with the dwelling must be installed at the rear of the building on the Lot so that no part of the Garden Shed shall be visible from the Common Property.

6. By Law 6, Control of Lessees and Licensees

6.1 These By Laws shall apply to Lessees and Licensees of Lots.

6.2. A Proprietor whose Lot is the subject of a Lease or Licence agreement must provide the Lessee or Licensee with a copy of this By Law.

6.3. It shall be the responsibility of the Proprietor whose Lot is subject to a Lease or License to take all reasonable steps including without limitation, any action available to him under the Lease or License agreement to ensure that the Lessee or Licensee of the Lot and any person on the Community Parcel with the consent (express or implied) of the Lessee or Licensee complies with the By Laws of the scheme.

7. By Law 7, Maintenance of the Common Property

7.1 The Community Corporation may contract with persons to provide maintenance services in connection with Community Property.

7.2 The Community Corporation shall levy a contribution on its members (Lot Owners) for any costs associated with the maintenance of the Common Property in accordance with the Lot Entitlements for each respective Lot and in accordance with Section 20 of the Act.

7.3 Maintenance contracts may be terminated by general resolution of the Corporation.

8. By Law 8, Operation and Management of the Scheme

8.1 The Corporation shall be constituted in accordance with and shall have the powers, duties and obligations contained in part 9 of the Act.

8.2 The Corporation may appoint a Manager to Administer to the extent permitted by regulations made under the Act, on behalf of the Corporation;

a. The functions and obligations of the Corporation under the Act, and,

b. The Administration and enforcement of these By Laws and the Rules.

8.3 The Manager is to be appointed on a contract that is subject to annual review by the Corporation.

8.4 If on an annual review the Corporation is dissatisfied with the performance of the Manager, the Corporation may terminate the Corporation Management contract.

8.5 A Lot Owner may cast one (1) vote in respect of their Lot on any matter arising for decision at a General Meeting of the Corporation.

9. By Law 9, Internal Fencing

9.1 The Fences Act 1975 (as amended) applies to, and between, Owners of adjoining Lots.

9.2 Notwithstanding By Law 9 (1) above where fencing is in need of replacement, it shall be replaced by fencing of the same type, design, height and colour.

10. By Law 10, Garbage

10.1 The Owner and/or Occupier of a Lot must provide a garbage bin for the storage of garbage upon that Lot and ensure that arrangements are made for the collection of garbage by the Local Council, or its contractor in accordance with that Councils By Laws and garbage collection arrangements.

10.2 Garbage bins shall be stored upon a Lot in a position such that it is not visible from outside the Lot. Garbage Bins shall not be left on any part of the Common Property

10.3 Lot Owners and/or Occupiers shall collect the Garbage bins as soon as practicable, after each collection by the Local Council.

11. By Law 11, Service infrastructure

Sheet 2 of the Plan of Community Division may delineate the Service Infrastructure upon the Common Property and through Community Lots where it services another Lot, but only if the surveyor was able to locate the said infrastructure.

The Community Corporation shall be responsible for the maintenance, repair and replacement of those services therein.

12. By Law 12, Insurance

12.1 The Corporation must review on an annual basis all Insurances implemented by it for the Common Property and the need for new Insurances. Such insurance by the Corporation shall include adequate cover for the full replacement value of any improvements to the Common Property and of the existing Service Infrastructure, and Public Liability insurance for a minimum amount of Ten Million Dollars ($10,000,000.00).

12.2 Notice of an Annual General Meeting of the Community Corporation must include a form of motion to decide whether Insurances implemented by the Community Corporation should be confirmed, varied or extended, and

12.3 The Community Corporation must immediately effect new Insurances or vary or extend existing Insurances if there is an increased risk or a new risk.

12.4 A Proprietor or Occupier of a Community Lot must not, except with the approval of the Community Corporation, do anything that might-

a. void or prejudice Insurance effected by the Community Corporation; or
b. increase any Insurance Premium payable by the Community Corporation.

12.5 Each Proprietor of a Lot shall insure all buildings and other improvements on the Lot. The Insurance must be against risks that a normally prudent person would insure against; and

a. must be for the full cost of replacing the Building or Improvements with new Materials; and
b. must cover incidental costs such as demolition, site clearance, Architects fees and Engineering fees.

12.6 The Proprietor of each Lot must provide the Corporation, as requested by the Corporation from time to time, evidence of a current policy of Insurance affected by the Proprietor in terms of this By Law.

13. By Law 13, Maintenance of Building on a Lot

13.1 The Proprietor or Occupier of a Lot shall maintain the exterior of the building to a reasonable and fair standard, and without limitation, always keep same clean and tidy and in good repair and condition so as to maintain the harmonious appearance of the development as a whole.

13.2 The Proprietor or Occupier of a Lot must carry out all required maintenance on the exterior of the buildings on a Lot in a proper and workmanlike manner. Such maintenance shall be carried out in a manner that does not diminish or impede the other Lot Owners enjoyment of their respective Lots, and to the fair and reasonable satisfaction of the Community Corporation.

13.3 Any maintenance to the facade of the structures/buildings located on the Lot which are visible from the Common property must be approved by the Community Corporation. Furthermore, in order to assure the ongoing integrity of the original Community Title Scheme, the Community Corporation may arrange for qualified tradespersons to carry out such maintenance as deemed necessary by the Community Corporation, at the expense of the Proprietor of the Lot in all things.

13.4 The Proprietor or Occupier of a Lot must clean and maintain all areas of their Lot. The Proprietor or Occupier of a Lot must not leave, place, install or attach anything whatsoever, that may be viewed from the street which distracts from the amenity and integrity of the original Community Title Scheme.

14. By Law 14, Maintenance of Landscaping on Lots

14.1 The Proprietor or Occupier of a Lot must ensure the landscaping upon that Lot is always maintained and kept neat and tidy and free of rubbish and to meet the reasonable standards set by Community Corporation.

14.2 Lot Owners are permitted to alter the landscaping within certain limitations including compliance with the following:

a. no trees shall be planted that will cause or have the potential to cause damage to the foundations of any dwelling or other structure, and

b. no tree, plant, shrub, bush etc shall be planted that exceeds, or shall be allowed to exceed a height of 4.00m.

15. By Law 15, Keeping of Pets

15.1 The Proprietor or Occupier of a community Lot shall be permitted to keep pets (cat and/or dog) weighing less than 10kg, upon a Lot.

15.2 The Proprietor or Occupier of a Lot must ensure the pets are confined to the Lot.

15.3 The Proprietor or Occupier of a Lot who chooses to keep a pet shall be liable to the Proprietors or Occupiers of the other Lot for any noise which is disturbing to an extent which is unreasonable and for any damage to or loss of Property or injury to any person(s) caused by the pet.

15.4 The Proprietor or Occupier shall be responsible for cleaning up after the pet from any part of another Lot.

15.5 By Law 15(1) shall not apply to Occupiers, Proprietors or persons lawfully upon the Lots who suffer a disability and require the assistance of a dog specifically trained to aid them in respect of that disability.

15.6 The Community Corporation may after reasonable complaints received from other Proprietors or Occupiers require pet or pets to be removed from the lot.

15.7 The Proprietor of a Lot may be required by the Community Corporation to require an Occupier or Lessee to remove a pet from the Lot within 14 days.

16. By Law 16, Right of Peaceful Enjoyment

No Proprietor, Occupier, Lessee or person lawfully upon a Lot or Common Property shall impede, interfere with or prevent the peaceful enjoyment of any other proprietor, occupier, lessee or other person to or of another Lot or Common Property.

17. By Law 17, Community Corporations Right to Recover Money

17.1 The Corporation may recover any money owing to it under the By Laws or by application of the Act as a debt.

17.2 In the event of default in payment to the Corporation for a period of exceeding 14 days the Corporation may charge default interest of 2% above the interest rates quoted by the Corporation's Bankers on overdraft accommodation for amounts of less than $100,000.00 on the full amount of the outstanding debt commencing from the day that the money becomes due for payment.

17.3 The Proprietor or Occupier of a Lot shall, upon demand by the Corporation, pay or reimburse the Corporation for costs, damages and expense incurred in connection with the contemplated or actual enforcement of the By Laws, in relation to that Proprietor or Occupier.

18. By Law 18, Community Corporation not Liable for Damage

The Corporation is not liable for damage to, or loss of, property or injury to any person(s) on or near the Community Parcel due to any cause other than the negligence of, or fraud by the Community Corporation or any employee or agent of the Community Corporation.

19. By Law 19, Rules

19.1 The Community Corporation may make Rules relating to the control, management, operation, use and enjoyment of the Community Parcel.

19.2 The Community Corporation may in accordance with the Terms contained in the Community Titles Act 1996 add to or alter the Rules.

19.3 The Community Corporation may not make, add to or alter a Rule so that it becomes inconsistent or in conflict with the Community Titles Act, the Development Act, or these By Laws.

19.4 The Rules bind a Proprietor, Occupier, Mortgagee in possession and Lessee of a Lot and successors and/or assigns of the aforesaid.

20. By Law 20, Payment of SA Water Rates

If there is only one water connection and one SA Water Corporation water meter (each Lot may have its own sub-meter for recording of water use), S.A Water Corporation will only provide one account for the payment of water use by all Lots. Payment of water use shall be by the Lot owners, by referral of accounts for payment, from the Corporation Secretary. However if each Lot has a separate water connection and a separate SA Water Corporation meter, individual accounts will be issued by SA Water, to each Lot owner.

21. By Law 21, Electricity Supply by Main Common Meter Box

Electricity supply to the Lots is provided by connection to the Main Common Meter Box. This Main Common Meter Box, and connections thereto, form part of the Service Infrastructure for this Community scheme as mentioned in ByLaw

11 herein, and it is the responsibility of the Community Corporation to ensure that the said Main Common Meter Box has safe and convenient access and is properly maintained, repaired and replaced, when necessary.

22. By Law 22, Exemption from Certain Requirements of the Act

22.1 The requirement of the Act to keep a register of the names of the owners of lots is waived.

22.2 The requirement of the Act to prepare accounting records of the corporation's receipts and expenditure and to prepare an annual statement of accounts is waived.

22.3 The requirement of the Act to have the annual statements of accounts audited is waived.

22.4 The requirement of the Act to establish administrative and sinking funds is waived.

PURPOSE: PRIMARY COMMUNITY

MAP REF: 6627/01/B

LAST PLAN: F255191

AREA NAME: HOVE

COUNCIL: CITY OF HOLDFAST BAY

DEVELOPMENT NO: 110/C026/18/001/56994

APPROVED:
SAM PERIN
07/11/2019

DEPOSITED:
MARK MCNEIL
28/12/2019

C41946

SHEET 1 OF 2

68383_text_01_v04_Version_4

AGENT DETAILS: LOCK SURVEYS
87 SPRINGBANK ROAD
CLAPHAM SA 5062
PH: (08) 8277 9552
FAX:

AGENT CODE: LOCK

REFERENCE: 18024 CP

SURVEYORS CERTIFICATION: I Michael Grant Lock , a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996
7th day of November 2019 Michael Grant Lock Licensed Surveyor

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5718	7		ALLOTMENT(S)	27	D	2118	NOARLUNGA		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION

ANNOTATIONS: THE SERVICE INFRASTRUCTURE COULD NOT BE FOUND DUE TO THE AGE AND NATURE OF THE SCHEME AND THE UNAVAILABILITY OF RECORDS

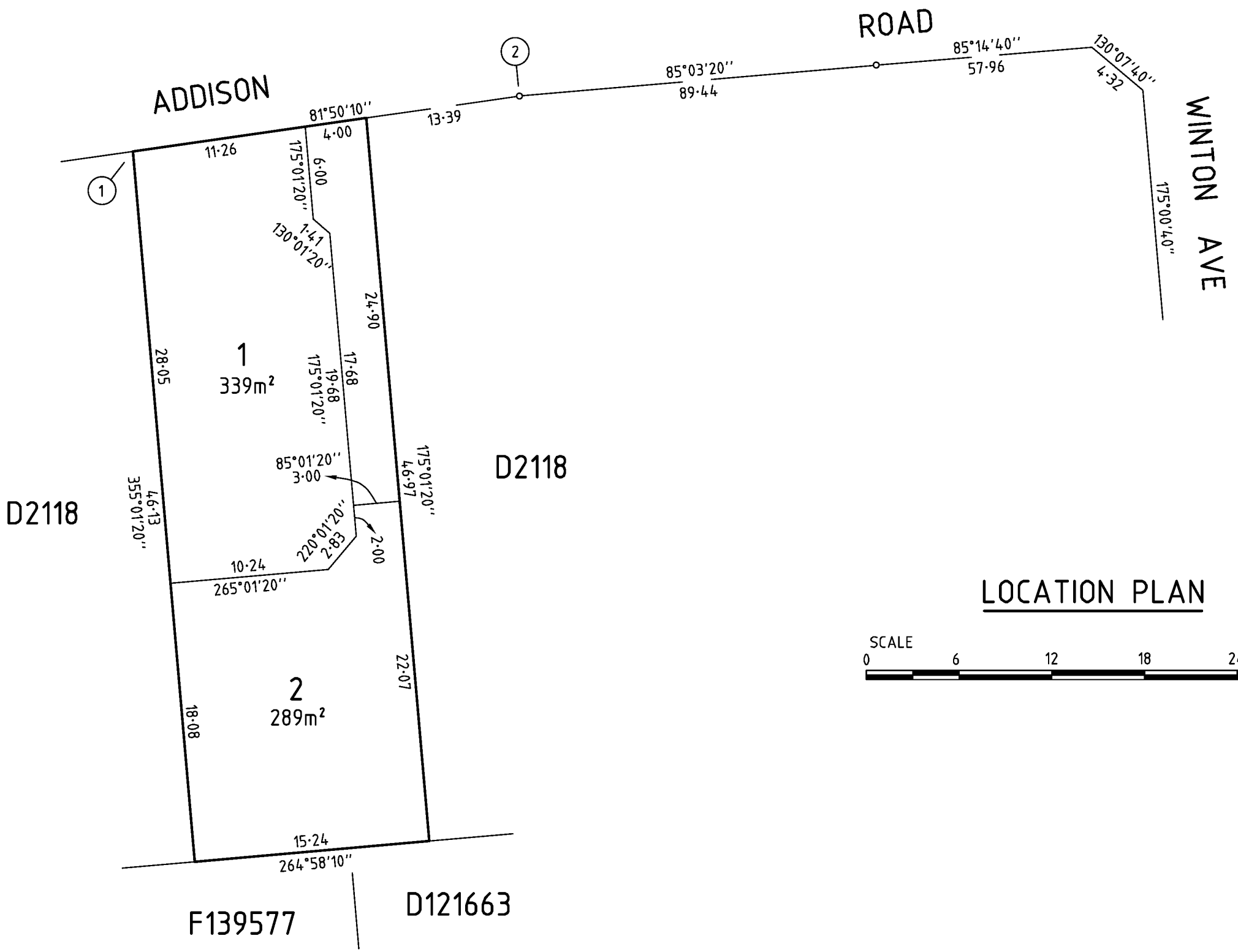
C41946

SHEET 2 OF 2

68383_pland_1_V02_Version_4

BEARING DATUM: (1)-(2) 81°50'10"
DERIVATION: F255191 ADOPTED

TOTAL AREA: 709m²



LOCATION PLAN

SCALE METRES

0 6 12 18 24 30

Lock Surveys
Licensed & Engineering Surveys
87 Springbank Road, CLAPHAM S.A. 5062
Phone: (08) 82779552 Mob: 0407719455
Email: michael@locksurveys.com.au
Date: 10/7/19 Reference: 18024 CP

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER	
CP 41946	
THIS IS SHEET 1 OF 1 SHEETS	
APPROVED	DEPOSITED
	28/12/2019 PRO REGISTRAR-GENERAL

SCHEDULE OF LOT ENTITLEMENTS		
LOT	**LOT ENTITLEMENT**	**SUBDIVIDED**
1	5100	
2	4900	
AGGREGATE	10000	

CERTIFICATE OF LAND VALUER

I, ...**Trevor Dunsford**..... being a Land Valuer within the meaning of the Land Valuers Act 1994 certify that this schedule is correct for the purposes of the Community Titles Act 1996

Dated the 11th day of November, 2019

..... Signature of ..... Land Valuer