
Certificate of Title

Title Reference: CT 5587/201
Status: CURRENT
Edition: 5

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

Certificate of Title

Title Reference: CT 5587/201

Status: CURRENT

Parent Title(s): CT 3380/44

Dealing(s) Creating Title: CONVERTED TITLE

Title Issued: 21/10/1998

Edition: 5

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
17/10/2005	03/11/2005	10324561	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
01/03/2005	09/03/2005	10176553	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
01/03/2005	09/03/2005	10176552	TRANSFER	REGISTERED	TRAVIS LEE EITEL, NICOLE SUSSAN BUTLER
01/03/2005	09/03/2005	10176551	DISCHARGE OF MORTGAGE	REGISTERED	10097866
28/10/2004	04/11/2004	10097866	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
28/10/2004	04/11/2004	10097865	DISCHARGE OF MORTGAGE	REGISTERED	8950038
25/08/2000	15/09/2000	8950038	MORTGAGE	REGISTERED	SAVINGS AND LOANS CREDIT UNION (S.A.) LTD.
25/08/2000	15/09/2000	8950037	TRANSFER	REGISTERED	JASON PETER FRY, PAULINE MARGARET FRY
25/08/2000	15/09/2000	8950036	TRANSMISSION APPLICATION	REGISTERED	KENNETH MATTHEW RAMSAY (DECD), SHIRLEY ELLEN CLARK (EXEC), JAMES RICHARD RAMSAY (EXEC)
04/09/1967	04/09/1967	2850952	ENCUMBRANCE	REGISTERED	

Property Interest Report

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

Title Reference	CT 5587/201	Reference No. 2406352
Registered Proprietors	T L*EITEL & ANR	Prepared 30/09/2022 11:33
Address of Property	6 TROON STREET, NOVAR GARDENS, SA 5040	
Local Govt. Authority	CITY OF WEST TORRENS	
Local Govt. Address	165 SIR DONALD BRADMAN DRIVE HILTON SA 5033	

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)
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1. General

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

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

Building Fire Safety Committee in the Department for Trade and Investment has no record of any notice affecting this title

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

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
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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
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8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

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

- | | | |
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| 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*

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

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|------|---|---|
| 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*

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

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| 22.1 | section 30 - Nuisance or litter abatement notice | Contact the Local Government Authority for other details that might apply |
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23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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| 23.1 | section 6 - Restriction on building work | Transport Assessment Section within DIT has no record of any restriction affecting this title |
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24. *Mining Act 1971*

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|------|---|---|
| 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. <i>Native Vegetation Act 1991</i>		
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. <i>Natural Resources Management Act 2004 (repealed)</i>		
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. <i>Outback Communities (Administration and Management) Act 2009</i>		
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
- Code Amendment**
- Lockleys - proposed amendment seeks to rezone 48,700 square metres of land at 25 Pierson Street Lockleys, from Employment Zone to Master Planned Neighbourhood Zone.**
Please refer to the 'Code Amendments' page on the PlanSA portal: , or contact the City of West Torrens Council, for further details that may apply.
- Code Amendment**
- Miscellaneous Technical Enhancement - proposes a series of technical amendments which aim to enhance the general performance & operation of the Planning & Design Code (the Code). It is primarily focused on addressing technical & operational elements within the Code, as opposed to changing policy intent or outcomes. For more information, refer to the 'Code Amendments' page on PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone 1800752664.**
- 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*

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

Control) Regulations 2010 (revoked)
regulation 19 - Maintenance order (that has
not been complied with)

also

Contact the Local Government Authority for other details that might apply

32. South Australian Public Health Act 2011

32.1 section 66 - Direction or requirement to avert
spread of disease

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

32.2 section 92 - Notice

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

also

Contact the Local Government Authority for other details that might apply

32.3 *South Australian Public Health (Wastewater)*
Regulations 2013 Part 4 - Condition (that
continues to apply) of an approval

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

also

Contact the Local Government Authority for other details that might apply

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

33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

34. Water Industry Act 2012

34.1 Notice or order under the Act requiring
payment of charges or other amounts or
making other requirement

**An SA Water Certificate will be forwarded.
If you do not receive the certificate please contact the SA Water Customer Contact
Centre on 1300 650 950**

also

The Office of the Technical Regulator in DEM has no record of any notice or order
affecting this title

also

Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting
this title.

also

Robusto Investments Pty. Ltd. trading as Compass Springs has no current record
of any notice or order affecting this title.

also

Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.

35. Water Resources Act 1997 (repealed)

35.1 section 18 - Condition (that remains in force)
of a permit

DEW has no record of any condition affecting this title

35.2 section 125 (or a corresponding previous
enactment) - Notice to pay levy

DEW has no record of any notice affecting this title

36. Other charges

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

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 5587 Folio 201

Parent Title(s) CT 3380/44
Creating Dealing(s) CONVERTED TITLE
Title Issued 21/10/1998 **Edition** 5 **Edition Issued** 03/11/2005
Diagram Reference 3380044

Estate Type

FEE SIMPLE

Registered Proprietor

TRAVIS LEE EITEL
NICOLE SUSSAN BUTLER
OF 6 TROON STREET NOVAR GARDENS SA 5040
AS JOINT TENANTS

Description of Land

ALLOTMENT 20 DEPOSITED PLAN 7727
IN THE AREA NAMED NOVAR GARDENS
HUNDRED OF ADELAIDE

Easements

NIL

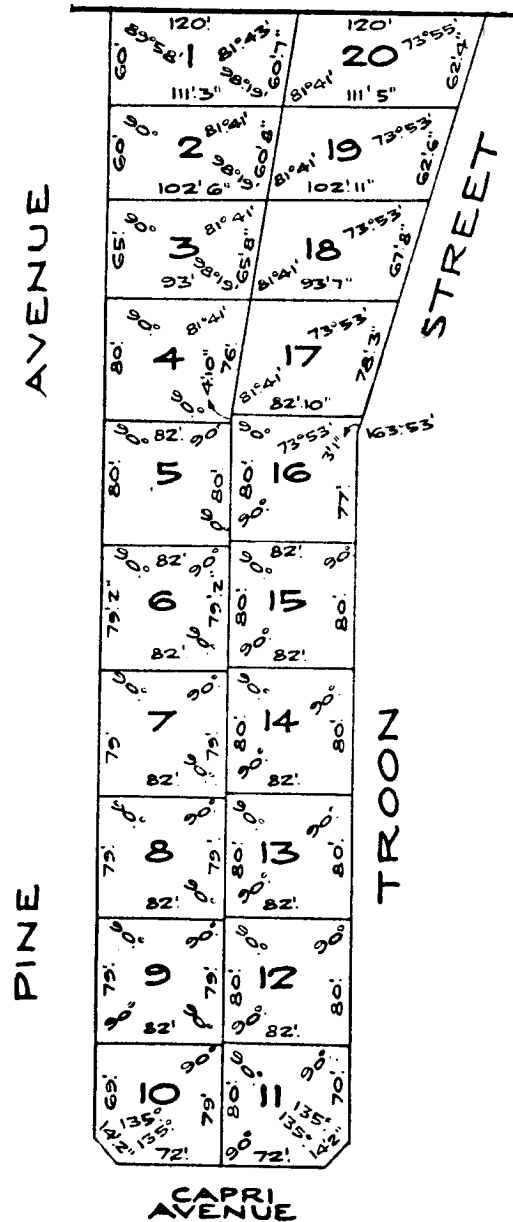
Schedule of Dealings

Dealing Number	Description
2850952	ENCUMBRANCE TO N.L. STOKES PTY. LTD.
10176553	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
10324561	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

Notations

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

DP 7754



80 40 0 80 160 240 Feet

DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION

1 FOOT = 0.3048 metres
1 INCH = 0.0254 metres

Certificate of Title

Title Reference CT 5587/201
Status CURRENT
Easement NO
Owner Number 13026701
Address for Notices 6 TROON ST NOVAR GARDENS 5040
Area 640m² (APPROXIMATE)

Estate Type

Fee Simple

Registered Proprietor

TRAVIS LEE EITEL
NICOLE SUSSAN BUTLER
OF 6 TROON STREET NOVAR GARDENS SA 5040
AS JOINT TENANTS

Description of Land

ALLOTMENT 20 DEPOSITED PLAN 7727
IN THE AREA NAMED NOVAR GARDENS
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference TRANSFER (T) 10176552
Dealing Date 01/01/2005
Sale Price \$340,000
Sale Type TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
ENCUMBRANCE	2850952	N.L. STOKES PTY. LTD.
MORTGAGE	10176553	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
MORTGAGE	10324561	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
2132588001	CURRENT	6 TROON STREET, NOVAR

Valuation Number	Status	Property Location Address
		GARDENS, SA 5040

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	2132588001
Type	Site & Capital Value
Date of Valuation	01/01/2022
Status	CURRENT
Operative From	01/07/1966
Property Location	6 TROON STREET, NOVAR GARDENS, SA 5040
Local Government	WEST TORRENS
Owner Names	NICOLE SUSSAN BUTLER TRAVIS LEE EITEL
Owner Number	13026701
Address for Notices	6 TROON ST NOVAR GARDENS 5040
Zone / Subzone	EN - Established Neighbourhood\\
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	6HDG CP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D7727 ALLOTMENT 20	CT 5587/201

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$510,000	\$780,000			
Previous	\$465,000	\$600,000			

Building Details

Valuation Number	2132588001
Building Style	High Quality Conventional
Year Built	1967
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	145 sqm
Number of Main Rooms	6

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

To: SEARCHLIGHT TECHNOLOGY
PO BOX 232
RUNDLE MALL SA 5000

Certificate Date: 04 October 2022

PROPERTY INFORMATION AND PARTICULARS

in response to an enquiry pursuant to Section 7 of the
LAND & BUSINESS (SALE & CONVEYANCING) ACT, 1994

DETAILS OF PROPERTY REFERRED TO:

Rates Assessment No	:	202556
Valuer General No	:	2132588001
Owner	:	Travis Lee Eitel and Nicole Sussan Eitel
Property Address	:	6 Troon Street NOVAR GARDENS SA 5040
Volume / Folio	:	CT-5587/201
Lot / Plan Number	:	D7727 Lot 20
Ward	:	Morphett

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

In addition, Building Indemnity Insurance and Particulars of Environment Protection details are given, if applicable, pursuant to SCHEDULE 1, Division 2 of the REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT, 1994.

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

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

Development Act 1993 (Repealed)

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):

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 Code Amendment released for public consultation by a private proponent 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? **N/A**

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

5.1	Section 42 - Condition (that continues to apply) of a development authorisation	YES
	1. 211/273/2003	
	2. 211/209/2013	
	Copy of approval/s attached.	

Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	NO
10.1	Section 105F (or section 56 or 83 (repealed) - Notice to take action to prevent outbreak or spread of fire	NO
11.1	Notice under Section 44 of the Food Act 2001 improvement order	NO
11.2	Notice under Section 46 of the Food Act 2001 prohibition order.	NO
15.1	Notice or declaration under Part 3, Section 23 and Part 7 of the Housing	NO
15.2	Improvement Act 1940	NO
20.1	Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1934	NO
21.1	Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1999.	NO

29.	<i>Planning, Development and Infrastructure Act 2016</i>	
29.1	Part 5 - Planning and Design Code	
	Refer attached	
29.2	section 127 - Condition (that continues to apply) of a development authorisation	
	Refer attached	

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):

Is the land situated in a designated State Heritage place?
Refer to PlanSA Section 7 Report attached

Is the land designated as a place of local heritage value?
Refer to PlanSA Section 7 Report attached

Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land? **NO**

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 amendment has not yet come into operation? **YES**

Lockleys Code Amendment by Future Urban

Miscellaneous Technical Enhancement Code Amendment

29.3	section 139 - Notice of proposed work and notice may require access	
29.4	section 140 - Notice requesting access	
29.5	section 141 - Order to remove or perform work	NO
29.6	section 142 - Notice to complete development	NO
29.7	section 155 - Emergency order	NO
29.8	section 157 - Fire safety notice	NO
29.9	section 192 or 193 - Land management agreement	NO

29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	NO
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	NO
29.12	Part 16 Division 1 - Proceedings	NO
29.13	section 213 - Enforcement notice	NO
29.14	section 214(6), 214(10) or 222 - Enforcement order	NO
31.1	Notice under Part 3 of the Public and Environmental Health Act 1978 (revoked).	NO
31.2	Part 2 - Condition (that continues to apply) of an approval under the Public and Environmental Health (Waste Control) Regulations 2010 (revoked).	NO
31.3	Regulation 19 - Maintenance order (that has not been complied with) under the Public and Environmental Health (Waste Control) Regulations 2010 (revoked).	NO
32.2	Notice under Section 92 of the South Australia Public Health Act 2011.	NO
32.3	Part 4 – Condition (that continues to apply) of an approval under the South Australian Public Health (Wastewater) Regulations 2013	NO

PLEASE NOTE:

Only that information that is required to be provided has been given and that information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

This statement is made the 04 October 2022



Rina Salvemini
Development Support Officer

FURTHER INFORMATION HELD BY COUNCILS

Does the council hold details of any development approvals relating to—
(a) commercial or industrial activity at the land; or
(b) a change in the use of the land or part of the land (within the meaning of the Development Act 1993)?

NO

Note-

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

However, it is expected that the ability to supply further details will vary considerably between councils.

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

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

PARTICULARS OF BUILDING INDEMNITY INSURANCE

Note: Building Indemnity Insurance is not required for:

- a) domestic building work for which approval under the Development Act 1993 or the repealed Building Act 1971 is or was not required for; 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.
- 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 under section 45 of that Act.

NO

ADVISORY NOTES

Flood Prone Areas

There are a number of rivers and creeks in the City of West Torrens including the River Torrens and Brown Hill Keswick Creek. Some properties in the City of West Torrens are located in flood prone areas. The City of West Torrens publishes information on known flooding hazards on its website:

<https://www.westtorrens.sa.gov.au/Building-and-Planning/Buying-a-property/Building-in-flood-prone-areas>

Flood hazards are also mapped in the West Torrens (Council) Development Plan. The Development Plan can be viewed on the Department of Planning, Transport and Infrastructure's website:

<https://www.sa.gov.au/topics/planning-and-property/development-plans/greater-metropolitan-adelaide-development-plans/west-torrens-council-development-plan>

Further information is available from the City of West Torrens City Assets department on 8416 6333.

Heritage and Contributory items

Heritage and contributory items are mapped in the West Torrens (Council) Development Plan. The Development Plan can be viewed on the Department of Planning, Transport and Infrastructure's website:

<https://www.sa.gov.au/topics/planning-and-property/development-plans/greater-metropolitan-adelaide-development-plans/west-torrens-council-development-plan>

Further information is available from the City of West Torrens City Development department on 8416 6333.

Areas Affected by Aircraft Noise

The Adelaide Airport is located within the City of West Torrens. Most operations at the Airport are international and domestic regular passenger services using medium to large aircraft.

Some properties within the City of West Torrens may be subject to overflight and aircraft noise from Adelaide Airport. Residents or business proprietors are advised that living or working in the vicinity of the Adelaide Airport may result in noise from the Airport operations and that individual sensitivity can vary from person to person.

Information about development and aircraft noise can be found on the City of West Torrens website:

<https://www.westtorrens.sa.gov.au/Building-and-Planning/Buying-a-property/Aircraft-noise-considerations-for-building-or-developing>

The Australian Noise Exposure Forecast (ANEF) can be viewed on the City of West Torrens online mapping tool called West Maps Public on its website:

<https://maps.wtcc.sa.gov.au/mapviewer/>

The following information from other organisations may be useful:

Internet link	Organisation
https://www.adelaideairport.com.au/corporate/community/adelaide-airport-master-plan/	Adelaide Airport Master Plan - Document identifying future anticipated operations which Includes maps of flight paths, noise metrics and explanation of the noise forecast system.
https://infrastructure.gov.au/aviation/environmental/aircraft-noise/index.aspx	Australian Government Federal Agency - Aircraft noise and complaints information
http://aircraftnoise.com.au/	Airservices Australia and Australian Airports Association initiative - information on aircraft noise, its management, and what you can do to reduce its impact.
http://www.airservicesaustralia.com/aircraftnoise/	Australian Government Airservices Australia Information on aircraft noise, its management, upcoming operations at different airports around Australia, links to things to consider on airplane noise when purchasing a house, and fact sheets
https://www.aviationcomplaints.gov.au/	Australian Government site for aviation complaints.
http://www.ano.gov.au/	Federal Aircraft Noise Ombudsman office - Investigates handling of Airservices Australia and Defence's complaints, community consultation processes and presentation of noise information.

Enquiries relating to this matter should be directed to City of West Torrens City Development department on 8416 6333.

Smoke Alarms in Dwellings

Regulation 95 of the *Planning, Development and Infrastructure (General) Regulations 2017* requires all dwellings to be fitted with a self-contained smoke alarm.

Should an existing building that is captured by regulation 95 be transferred, a smoke alarm(s) **shall be installed within six months from the day of transfer** and shall comply with AS3786. That is, the smoke alarms(s) **shall be hardwired through the electricity mains or powered by 10 year life non replaceable, non-removable permanently connected batteries.**

If a smoke alarm(s) is/are not installed, the owner of the dwelling is guilty of an offence which carries a maximum penalty of \$750.00.

The following information from other organisations may be useful:

Internet link	Organisation
https://www.sa.gov.au/topics/planning-and-property/owning-a-property/smoke-alarms	Department of Planning, Transport and Infrastructure - Owning a property - Smoke alarms
https://www.mfs.sa.gov.au/community-safety/home-fire-and-life-safety-fact-sheets/smoke-alarms/	South Australian Metropolitan Fire Service - Smoke Alarms - What you Need to Know

Any enquiries relating to this matter should be directed to City of West Torrens City Development department on 8416 6333 or the South Australian Metropolitan Fire Service on 8204 3611.



City of West Torrens

DECISION NOTIFICATION FORM

Development Act 1993 – Regulation 42

Development Number: **211/273/2003**

Dated: **11-Mar-2003**

Registered on: **11-Mar-2003**

To **J & P FRY**
6 TROON STREET
NOVAR GARDENS SA 5040

Location of Proposed Development	
Address	6 Troon Street, NOVAR GARDENS SA 5040
Plan and Lot	D7727 Lot 20 Certificate of Title CT-5587/201

Nature of Proposed Development:
Detached Dwelling Addition - Carport (to front)

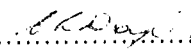
In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent Refused
Provisional Development Plan Consent	11-Jun-2003	3
Provisional Building Rules Consent	01-Jul-2003	2
DEVELOPMENT APPROVAL	01-Jul-2003	5

Building Classification Granted: **10A**

If there were third party representations, any consent/approval or consent/approval with conditions, does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out on the attached sheet.

Date of Decision **1 July, 2003**

Signed.....


**As Delegate for the
Development Assessment Panel**

PLANNING CONDITIONS 211/273/2003

1. Development is to take place in accordance with the supporting documentation and plans, except as modified by any conditions attached to this Decision Notification.
2. The colours and finishes of all external building materials shall be as near as practicable to match those of the principal dwelling, including brickwork, roof tiles and painted surfaces.
3. The carport approved herein is not to be enclosed around its perimeter with any solid cladding or doors.

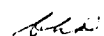
BUILDING CONDITIONS 211/273/2003

1. Council will require one business days notice of the COMMENCEMENT of building work on the site and one business days notice of COMPLETION of the building work.
2. The roof stormwater from the structure hereby approved shall be discharged to the street watertable by means of the existing stormwater disposal system in a manner to the reasonable satisfaction of Council.

Initials.....

Notes:

1. When *Development Approval* has been granted, the development must be:
 - (a) Substantially commenced within twelve (12) months of the date of the *Approval*, otherwise approval will lapse and (unless Council has extended this period), a new development application shall be required, and
 - (b) Substantially or fully completed within three (3) years from the date of *Approval*, otherwise Council may apply to the Court to require the removal or demolition of any building work or reinstatement of any land.
 - (c) Any request for an extension of time for *Development Approval* must be lodged with the Council prior to the above-mentioned periods.
2. Pursuant to Section 86(1)(a) of the Development Act, 1993, you have the right of appeal to the Environment, Resources and Development Court against either 1) a refusal of consent or 2) any condition(s) which have been imposed on a consent.



Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period as may be allowed by the Court.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (Postal Address: GPO Box 2465, Adelaide SA 5001).

Signed..........

Date 1 July, 2003

***As Delegate for the
Development Assessment Panel***



DECISION NOTIFICATION FORM

Development Act 1993 – Regulation 42

Development Number: **211/209/2003**

Dated: **25-Feb-2003**

Registered on: **25-Feb-2003**

To **Marie Anne Donaghey
1 Coneybeer St
MARLESTON SA 5033**

Location of Proposed Development	
Address	1 Coneybeer Street, MARLESTON SA 5033
Plan and Lot	D2800 Lot 4 Certificate of Title CT-5759/273

Nature of Proposed Development:
Demolition of Existing Dwelling

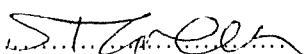
In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent Refused
Provisional Development Plan Consent	15-Aug-2003	-
Provisional Building Rules Consent	18-Aug-2003	2
DEVELOPMENT APPROVAL	18-Aug-2003	2

Building Classification Granted: **NA**

If there were third party representations, any consent/approval or consent/approval with conditions, does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out on the attached sheet.

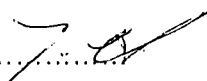
Date of Decision **18 August, 2003**

Signed.....

**As Delegate for the
Development Assessment Panel**

PLANNING CONDITIONS 211/209/2003

Nil.

Initials.....


BUILDING CONDITIONS 211/209/2003

1. Council will require one business days notice of the COMMENCEMENT of building work on the site and one business days notice of COMPLETION of the building work.
2. Demolition work shall be undertaken in accordance with the provisions of Australian Standard 2601-2001 "The Demolition of Structures".

Where an excavation affects adjacent land in terms of Regulation 75 of the Development Act, the Building Owner must serve notice on the adjoining owner 28 days prior to building work commencing.

Demolition work must not proceed if it is likely to cause damage to, or adversely affect the structural integrity of adjoining buildings.

Explosives must not be used as a demolition method.

Initials.....

Notes:

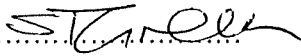
Where this decision notice is granting *Provisional Development Plan Consent*, the applicant is advised that full *Development Approval* must be obtained within 12 months or the consent will lapse.

When *Development Approval* has been granted, the development must be:

- (a) Substantially commenced within twelve (12) months of the date of the *Approval*, otherwise approval will lapse and (unless Council has extended this period), a new development application shall be required, and
- (b) Substantially or fully completed within three (3) years from the date of *Approval*, otherwise Council may apply to the Court to require the removal or demolition of any building work or reinstatement of any land.

Any request for an extension of time for *Provisional Development Plan Consent* or *Development Approval* must be lodged with the Council prior to the above-mentioned periods.

Pursuant to Section 86(1)(a) of the Development Act, 1993, you have the right of appeal to the Environment, Resources and Development Court against either 1) a refusal of consent or 2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period as allowed by the Court.

Signed.....

Date 18 August, 2003

***As Delegate for the
Development Assessment Panel***

Rec No: 27914

DEVELOPMENT APPLICATION FORM

Please use BLOCK LETTER and Black or Blue ink so that photocopies can be made of your application

APPLICANT: Marie Domagala

Postal Address: 1 Boneygreen Ave,
Marleston P/C 5033

OWNER: Marie Domagala

Postal Address: PO Box 12
Marleston P/C 5033

BUILDER: _____

Postal Address: _____

Licence No: _____

CONTACT PERSON FOR FURTHER INFORMATION

Name: _____

_____ (work) _____ (Ah)

Fax: _____ (work) _____ (Ah)

FOR OFFICE USE

Development No. 211/209/2003

Previous Development No. _____

☐ Complying
☐ Non complying
☐ Notification Cat 2
☐ Notification Cat 3
☐ Referrals/Concurrences
☐ DA Commission

Application forwarded to DA Commission/Council on: _____
Decision _____
Type: _____
Date: 1 / 1

	Decision required	Fees	Receipt No	Date
Planning:		<u>\$30.20</u>		
Building:		<u>\$33.30</u>		
Land Division:				
Additional:		<u>\$16.75</u>		
Development Approval:		<u>\$87.25</u>		

EXISTING USE: _____

DESCRIPTION OF PROPOSED DEVELOPMENT: Demolition of Dwelling

LOCATION OF PROPOSED DEVELOPMENT:

House No: 1 Lot No: 4 Street: Boneygreen Ave Suburb: Marleston

Section No (full/part): _____ Hundred: Adelaide Volume: 1288 Folio: 72

NATURE OF ASSESSMENT SOUGHT (tick only 1):

☐ PLANNING CONSENT ONLY ☐ BUILDING CONSENT ONLY ☒ FULL DEVELOPMENT APPROVAL

BUILDING RULES CLASSIFICATION SOUGHT: _____ Present Class: _____

If Class 5, 6, 7, 8 or 9 classification is sought, state the proposed number of employees: _____ Male: _____ Female: _____

If Class 9a classification is sought, state the number of persons for whom accommodation is provided: _____

If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises: _____

DOES EITHER SCHEDULE 21 OR 22 OF THE DEVELOPMENT REGULATIONS 1993 APPLY? YES ☐ NO ☐

HAS THE CONSTRUCTION INDUSTRY TRAINING FUND ACT 1993 LEVY BEEN PAID? YES ☐ NO ☐

DOES THIS APPLICATION INVOLVE TREE DAMAGING ACTIVITY TO A SIGNIFICANT TREE YES ☐ NO ☐
(refer to the notes on the back of this form for additional detail and, if yes, complete additional form titled SIGNIFICANT TREE PROPOSAL)

DEVELOPMENT COST (do not include any fit - out costs): \$ 4,900

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Act 1993.

SIGNATURE: MDomagala

Dated: 25 / 2 / 03

Data Extract for Section 7 search purposes

Valuation ID 2132588001

Parcel ID: D7727 A20

Certificate Title: CT5587/201

Property Address: 6 TROON ST NOVAR GARDENS SA 5040

Zones

Established Neighbourhood (EN)

Subzones

No

Zoning overlays

Overlays

Aircraft Noise Exposure (ANEF 20)

The Aircraft Noise Exposure Overlay seeks to ensure development sensitive to aircraft noise is designed to minimise noise intrusion and provide appropriate interior acoustic amenity.

Airport Building Heights (Regulated) (All structures over 15 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.

Character Area (WeToC5)

The Character Area Overlay aims to reinforce valued streetscape characteristics through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement.

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.

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 to be a significant tree or trees in the Planning and Design Code

No

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 Building Indemnity Insurance

No

Associated DA Conditions

Application ID: 21027926

Date of authorisation: 16 June 2022

Name of relevant authority that granted authorisation: Assessment Panel - Section 93 at City of West Torrens

Condition(s) of authorisation

The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Application ID: 21027926

Date of authorisation: 16 June 2022

Name of relevant authority that granted authorisation: Assessment Panel - Section 93 at City of West Torrens

Condition(s) of authorisation

A rainwater tank shall be installed with a minimum retention volume of 4000L and minimum detention volume of 1000L with the rainwater tank storage connected to at least 60% of the roof area, and connected to one toilet and either the laundry cold water outlets or hot water service and includes a 20-25mm diameter slow release orifice at the bottom of the detention component of the tank in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling(s).

Application ID: 21027926

Date of authorisation: 16 June 2022

Name of relevant authority that granted authorisation: Assessment Panel - Section 93 at City of West Torrens

Condition(s) of authorisation

That two small trees, which have a minimum mature height of 4m, a minimum mature spread of 2m and a minimum soil area around the tree within the development site of 10m² and minimum dimension of 1.5m, shall be planted in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.

Application ID: 21027926

Date of authorisation: 16 June 2022

Name of relevant authority that granted authorisation: Assessment Panel - Section 93 at City of West Torrens

Condition(s) of authorisation

All driveways, parking and manoeuvring areas shall be formed (surfaced with concrete, bitumen or paving) properly drained, and shall be maintained in a reasonable condition at all times.

Application ID: 21027926

Date of authorisation: 16 June 2022

Name of relevant authority that granted authorisation: Assessment Panel - Section 93 at City of West Torrens

Condition(s) of authorisation

A watering system shall be installed at the time landscaping is established and thereafter maintained and operated so that all plants receive sufficient water to ensure their survival and growth.

Application ID: 21027926

Date of authorisation: 16 June 2022

Name of relevant authority that granted authorisation: Assessment Panel - Section 93 at City of West Torrens

Condition(s) of authorisation

All planting and landscaping shall be completed within three (3) months of occupation or the next available planting season of this development and be maintained in reasonable condition at all times. Any plants that become diseased or die will be replaced with a suitable species.

Application ID: 21027926

Date of authorisation: 16 June 2022

Name of relevant authority that granted authorisation: Assessment Panel - Section 93 at City of West Torrens

Condition(s) of authorisation

All stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and, for this purpose, stormwater drainage shall not at any time: a) Result in the entry of water into a building; or b) Affect the stability of a building; or c) Create unhealthy or dangerous conditions on the site or within the building; or d) Flow or discharge onto the land of an adjoining owner; e) Flow across footpaths or public ways; or f) Discharge to the adjacent creek.

Associated DA Info

Application ID: 21027926

Development Description: Two storey detached dwelling including a below ground cellar and a swimming pool with associated safety fencing and pool equipment

Site Address: 6 TROON ST NOVAR GARDENS SA 5040

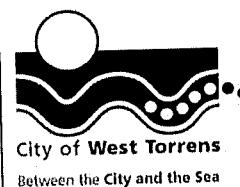
GIS Dataset

LMAS

No

LOCAL GOVERNMENT RATES SEARCH

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel: 08 8416 6333
Email: csu@wtcc.sa.gov.au
Web: westtorrens.sa.gov.au



04 October 2022

TO: SEARCHLIGHT TECHNOLOGY
PO BOX 232
RUNDLE MALL SA 5000

DETAILS OF PROPERTY REFERRED TO:

RATES ASSESSMENT NO :	20255 6
VALUER GENERAL NO :	2132588001
OWNER :	Travis Lee Eitel and Nicole Sussan Eitel
PROPERTY ADDRESS :	6 Troon Street, NOVAR GARDENS SA 5040
VOLUME/FOLIO :	CT-5587/201
LOT/PLAN NUMBER :	D7727 Lot 20
WARD :	Morphett

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

Rates and fines in arrears	0.00
Interest on Arrears charged in current financial year	0.00
Rates for current 2022/2023 financial year	1,602.75

The rates are payable in four equal (or approximately equal) instalments payable in the months of September, December, March and June of the financial year that the rates are declared. The current year's rates fall due on **September 1, 2022; December 1, 2022; March 1, 2023 and June 1, 2023.**
Fines and interest will be added as provided by the Local Government Act 1999, as amended.

Less rebates	0.00
Fines (current)	0.00
Legal fees (current)	0.00
Less current year's payments	-400.80
Overpayment	0.00
Refunds	0.00

Balance - Rates Due and payable
Sundry Property Debts

\$1,201.95
0.00

TOTAL BALANCE

\$1,201.95

AUTHORISED OFFICER

This statement is made on the 4 October, 2022

Payment Methods

BPAY



Biller Code: 88567
Reference: 202556

Credit Card

Payments can be made online at westtorrens.sa.gov.au/online-services
or phone 08 84166333 (during business hours).

LOCAL GOVERNMENT RATES SEARCH

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel: 08 8416 6333
Email: csu@wtcc.sa.gov.au
Web: westtorrens.sa.gov.au



NOTIFICATION OF CHANGE OF OWNERSHIP

04 October 2022

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

CITY OF WEST TORRENS
165 SIR DONALD BRADMAN DRIVE
HILTON SA 5033

Telephone (08) 8416 6333
Email csu@wtcc.sa.gov.au

Notification of change of owner in respect of:
Travis Lee Eitel and Nicole Sussan Eitel

for the property at:
6 Troon Street, NOVAR GARDENS SA 5040
title reference;
CT-5587/201

Please remove the aforementioned names from the Assessment Book referenced to:
Rates Assessment No : 20255 6
Valuer General No : 2132588001

and replace with the following new ownership details:
(please list all names IN FULL)

SURNAME or COMPANY NAME	GIVEN NAMES	TITLE (Mr, Mrs, Ms, Dr etc.)	SIGNATURE

The new owner/s address for issue of rate notices is:

New details provided by (strike out if not applicable):
SEARCHLIGHT TECHNOLOGY
PO BOX 232
RUNDLE MALL SA 5000

Signed _____ Date _____

2850952

MEMORANDUM OF ENCUMBRANCE

of

Situated in Hundred of Adelaide Novar Gardens

County of Adelaide

Encumbrancer

Encumbrancee

Appeared before me at

the day of

MEMO. A MEMORIAL OF THE WITHIN INSTRUMENT NO. 2850952 WAS ENTERED IN THE REGISTER BOOK VOL. 3380 File part 44 executing the within instrument, THIS 6th DAY OF October 1967 AT 11am being a person well known to me, and did freely and voluntarily sign the same.

Signed _____

DEP. REG. GENERAL



Appeared before me at Adelaide

the 11th day of August

one thousand nine hundred and sixty-seven
KEVIN RONALD CLARK of 24 St. Georges Avenue Glandore Salesman
a person known to me and of good repute, attesting witness

to this instrument, and acknowledged their signatures to

the same and did further declare that LEONARD LAWRIE
and MARY JEAN LAWRIE within-described
the parties executing the same are personally

known to him the said KEVIN RONALD CLARK

and that the signatures to the said instrument are

in the handwriting of the said LEONARD LAWRIE and
MARY JEAN LAWRIE
and that the said LEONARD LAWRIE and MARY JEAN LAWRIE

did freely and voluntarily sign the same in the presence of

him the said KEVIN RONALD CLARK

and was at that time of sound mind.

Signed _____
PROCLAIMED BANK MANAGER
54 CURRIE ST., ADELAIDE

Correct for the purposes of
"The Real Property Act, 1886-1963"

W. S. A.
H. S. Putnam
Michael Hand Broker

-4 SEP 1967 PAID 11/10
TIME -4 SEP 1967
L. TO FEES \$4
NOTING
ADVERTISING

*****1000 - 1000 - 24 11 217 SEP 67

13 - OCT 1967

Q

(a) The Encumbrancee reserves the right to modify waive or release any covenants conditions restrictions or stipulations relating to the land hereby encumbered whether imposed or entered into before or at the same time as or after the date hereof and whether they are the same as the covenants conditions restrictions and stipulations hereinbefore set out or not including any covenants conditions restrictions and stipulations which may become binding on any of the parties hereto (whether original or substituted) by virtue of this Memorandum of Encumbrance or a contract or other agreement pursuant to which this Memorandum of Encumbrance is executed including without limiting the generality of the foregoing power the right to permit a mortgage or mortgages to be registered in priority to this Memorandum of Encumbrance or any Memorandum of Encumbrance executed in lieu thereof.

(b) The Encumbrancer and the successive assigns of the Encumbrancer shall be respectively released and discharged from the payment of the said rent charge and from the observance and performance of the covenants conditions restrictions and stipulations hereinbefore contained forthwith upon the Encumbrancer and such respective successive assigns respectively ceasing to be registered as the proprietors of the said land to the intent that the said rent charge and covenants conditions restrictions and stipulations shall be binding on the registered proprietor or proprietors for the time being of the said land or any part thereof

AND subject as aforesaid the said N.L. STOKES PROPRIETARY LIMITED

shall be entitled to all the powers and remedies given to Encumbrancees by the Real Property Act 1886-1963.

This encumbrance is in substitution of Encumbrance No. 2685137 which is to be discharged forthwith insofar as it relates to the land in this encumbrance

Dated the 11th day of August 1967

SIGNED by the said
LEONARD LAWRIE and
MARY JEAN LAWRIE in
the Presence of

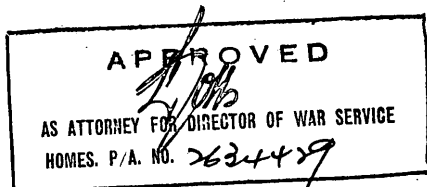
... L. Lawrie ...
... M. J. Lawrie ...

MR. [Signature]
.....

The Common Seal of
N.L. STOKES PROPRIETARY
LIMITED
was hereunto affixed in
the presence of

... N. L. Stokes ... Director:

... D. H. Stokes ... Secretary:



MEMORANDUM OF ENCUMBRANCE

65
1
WE, LEONARD LAWRIE / of Troon Street Novar Gardens Retired
and MARY JEAN LAWRIE his wife

(hereinafter called "the Encumbrancer" which expression shall be deemed to include when the Encumbrancer is a corporation the successors assigns and transferees of the Encumbrancer when "the Encumbrancer" is a person the heirs executors administrators and transferees of the Encumbrancer and when "the Encumbrancer" consists of more than one person all and every two or more of such persons jointly and each of them severally and the respective heirs executors administrators and transferees of such persons) being registered or entitled to be registered as the proprietor of an estate in fee simple subject however to such encumbrances liens and interests as are notified by Memorandum underwritten or endorsed hereon in the whole of the land comprised and described in Certificate of Title Register Book Volume 3380 Folio 44 SUBJECT to

Memorandum of Mortgage to Director of War Service Homes securing the sum of \$7000-00

and desiring to render the said land available for the purpose of securing to and for the benefit of N.L. STOKES PROPRIETARY LIMITED of 472 Henley Beach Road Fulham Gardens.

the registered proprietor of the whole of the land comprised and described in Certificate of Title Register Book Volume 3380 Folio 24 and as appurtenant thereto the performance of all the terms covenants and conditions hereinafter contained DOTH HEREBY ENCUMBER the said land being the whole of the land comprised and described in Certificate of Title Register Book Volume 3380 Folio 44 for the benefit of the said N.L. STOKES PROPRIETARY

LIMITED

successors and assigns and transferee or transferees being the registered proprietor or proprietors for the time being of the said land being the whole of the land comprised and described in Certificate of Title Register Book Volume 3380 Folio 24 (hereinafter designated "the Encumbrancee" which term shall include every person for the time being entitled to the benefit of the covenants herein contained) for a term expiring on the second day of December one thousand nine hundred and ninety five with the payment of a rent charge of TEN CENTS per annum if demanded by the Encumbrancee DOTH HEREBY as such "the Encumbrancer" and to the intent that it shall be binding on the Encumbrancer and on the said land hereinbefore described and on all successive owners occupiers transferees and tenants thereof as part of a building scheme COVENANT AND AGREE with the Encumbrancee as follows that is to say:-

- (a) The whole and each and every part of the said land hereby encumbered and the buildings for the time being erected thereon shall be used for residential and/or domestic purposes only and not for any commercial or industrial or any other like purpose whatsoever.
- (b) The Encumbrancer shall not at any time hereafter alter or add to or suffer or permit any building erected on the said land hereby encumbered to be so altered or added to so that such building or any part of the land hereby encumbered shall be used for any purpose other than for residential and/or domestic purposes as aforesaid.
- (c) That if the Encumbrancer shall commit a breach of clauses (a) and (b) or either of them and shall fail to remedy such breach within a period of three months after notice in writing given to the Encumbrancer by the Encumbrancee to remedy the same then without prejudice to any other remedy available to the Encumbrancee including the remedies given to the Encumbrancee under and by virtue of the Real Property Act 1886-1963 the Encumbrancee may remedy such default at the expense in all things of the Encumbrancer in default AND IT IS HEREBY AGREED AND DECLARED between the Encumbrancer and Encumbrancee as follows:-



414678



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: 2406352

HOLDFAST CONVEYANCERS
POST OFFICE BOX 1020
GLENELG SOUTH SA 5045

DATE OF ISSUE

30/09/2022

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

13026701

OWNERSHIP NAME

T L EITEL & N S BUTLER

PROPERTY DESCRIPTION

6 TROON ST / NOVAR GARDENS SA 5040 / LT 20

ASSESSMENT NUMBER

2132588001

TITLE REF.

(A "+" indicates multiple titles)

CT 5587/201

CAPITAL VALUE

\$780,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2022-2023

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00
\$ 351.00
\$ 228.40
\$ 0.00
\$ -172.60
\$ 0.00

Please Note:

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

EXPIRY DATE

29/12/2022



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE**Online at:****OR****By Post to:****www.revenuesaonline.sa.gov.au****RevenueSA
Locked Bag 555
ADELAIDE SA 5001**

**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: 2406352

DATE OF ISSUE

30/09/2022

HOLDFAST CONVEYANCERS
POST OFFICE BOX 1020
GLENELG SOUTH SA 5045

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

T L EITEL & N S BUTLER

FINANCIAL YEAR

2022-2023

PROPERTY DESCRIPTION

6 TROON ST / NOVAR GARDENS SA 5040 / LT 20

ASSESSMENT NUMBER

2132588001

TITLE REF.

(A "+" indicates multiple titles)

CT 5587/201

TAXABLE SITE VALUE

\$510,000.00

AREA

0.0637 HA

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

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

Please Note:

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

ON OR BEFORE **29/12/2022**

See overleaf for further information

**Government of
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE**PAYMENT REMITTANCE ADVICE****No payment is required on this Certificate**

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

Visit: www.revenuesa.sa.gov.au
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 21 32588 00 1	L.T.O Reference CT5587201	Date of issue 3/10/2022	Agent No. 168	Receipt No. 2406352
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HOLDFAST CONVEYANCERS
PO BOX 1020
GLENELG SOUTH SA 5045
info@hc1.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: MR TL & MRS NS EITEL
Location: 6 TROON ST NOVAR GARDENS LT 20
Description: 6HDG CP **Capital Value:** \$ 780 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2022

				\$
		Arrears as at: 30/6/2022	:	0.00
Water main available:	1/7/1966	Water rates	:	70.80
Sewer main available:	1/7/1966	Sewer rates	:	128.90
		Water use	:	29.49
		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	:	229.19CR
		Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 70.80 Sewer: 128.90 Bill: 12/10/2022

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

The last Water Use Year ended on 25/03/2022.

MAINS WATER USE CHARGE of \$32.31 should be added to the Balance Outstanding above.

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:

MR TL & MRS NS EITEL

Water & Sewer Account

Acct. No.: 21 32588 00 1

Amount: _____**Address:**

6 TROON ST NOVAR GARDENS LT 20

Payment Options

EFT**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	2132588001

**Bill code: 8888**
Ref: 2132588001**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: 2132588001

**Government of
South Australia**

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