

# Property Interest Report

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

Title Reference	CT5605/246 (attached)	Reference No. 368440
Registered Proprietors	G K HEBBLEWHITE & ANR	Page 1 of 21
Address of Property	A793/80 MCLAREN ST ADELAIDE 5000	
Local Govt. Authority	ADELAIDE	
Local Govt. Address	GPO BOX 2252 ADELAIDE SA 5001	Prepared 05:37 29/10/12

This report (v121026a) provides information that may be used to complete a Form 1 as prescribed in the *Land and Business (Sale and Conveyancing) Act 1994*. Contact details for organisations holding an interest in land identified in this report can be found on the LSG Website [www.sa.gov.au/landservices](http://www.sa.gov.au/landservices)

## Table of Particulars

Particulars of mortgages, charges and prescribed encumbrances 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 the Consumer & Business Services between 8:30 am and 5:00 pm on 8204 9777 or via their website [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

<u>Prescribed encumbrance</u>	<u>Particulars (Particulars in bold indicates further information will be provided)</u>
<b>1. General</b>	
1.1 Easement (whether over the land or annexed to the land) Note--"Easement" includes rights of way and party wall rights	Refer to the Certificate of Title
1.2 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.)	Refer to the Certificate of Title
	also Contact the vendor for these details
1.3 Mortgage of land	Refer to the Certificate of Title
1.4 Restrictive covenant	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance
<b>2. Development Act 1993</b>	
2.1 Part 3 - Development Plan	Contact the Local Government Authority for the title or other brief description of the zone or policy area in which the land is situated

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**Table of Particulars (continued)**

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also

Heritage Branch in DEWNR 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

Contact the Local Government Authority for other details that might apply on any Development Plan Amendment Reports

also

Part 3 Development Plan under the Development Act 1993

The development plan is proposed to be amended by the following ministerial Development Plan Amendment(s) as outlined below. Contact Planning Services Branch in the Department of Planning, Transport and Infrastructure for further details

**Capital City Development Plan Amendment is the first step in a State Government initiative which aims to revitalise the City of Adelaide and transform it into a more attractive, stimulating and liveable place. The initiative introduces a range of strategic measures to promote investment, stimulate housing development, improve infrastructure and services and create jobs. The Capital City DPA supports these measures by providing a sound planning platform for development. Key policy changes include:**

- creation of a new Capital City Zone that merges the former Mixed Use Zone and Central Business Area Zone;
- a new Main Street (Adelaide) Zone along Sturt Street and Halifax Street (between Hurtle Square and Whitmore Square);
- a new City Frame Zone, for parts of South Terrace together with Hurtle Square and Whitmore Square, that maintains a predominance of residential development while supporting mixed-use development;
- new policies for catalyst sites that allow a greater range of land uses and more intensive development on sites over 1500 sq metres in a main street zone and along the terraces;
- a revised Main Street (O'Connell) Zone allowing development up to 6 storeys south of Tynte Street and to enhance the desired character statement for the zone; and
- new policies to guide student housing development and enable their adaptive reuse.

The DPA can be viewed on the Internet at [www.sa.gov.au/planning/ministerialdpas](http://www.sa.gov.au/planning/ministerialdpas)

**Table of Particulars (continued)**

2.2	section 42 - Condition (that continues to apply) of a development authorisation	Development Assessment Commission in the Department of Planning, Transport and Infrastructure 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
<b>3. Repealed Act conditions</b>		
3.1	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)	Development Assessment Commission in the Department of Planning, Transport and Infrastructure 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
<b>4. Aboriginal Heritage Act 1988</b>		
4.1	section 9 - Registration in central archives of an Aboriginal site or object	Aboriginal Heritage Branch in Aboriginal Affairs and Reconciliation Division in DPC has no registered entries for Aboriginal sites or objects affecting this title
4.2	section 24 - Directions prohibiting or restricting access to, or activities on, a site or an area surrounding a site	Aboriginal Heritage Branch in Aboriginal Affairs and Reconciliation Division in DPC has no record of any direction affecting this title
4.3	Part 3 Division 6 - Aboriginal heritage agreement	Aboriginal Heritage Branch in Aboriginal Affairs and Reconciliation Division in DPC has no record of any agreement affecting this title  also  Refer to the Certificate of Title
<b>5. Animal and Plant Control (Agricultural Protection and Other Purposes) Act 1986 (repealed)</b>		
5.1	section 60 - Notice for costs of destruction or control of plants on road reserve	Regional NRM board has no record of any notice affecting this title  also  Contact the Local Government Authority for other details that might apply
<b>6. Crown Rates and Taxes Recovery Act 1945</b>		
6.1	section 5 - Notice requiring payment	Land Administration Branch in DEWNR has no record of any notice affecting this title

**Table of Particulars (continued)****7. Development Act 1993**

- |     |   |  |
|-----|---|--|
| 7.1 | section 50(1) - Requirement to vest land in a council or the Crown to be held as open space | <p>Development Assessment Commission in the Department of Planning, Transport and Infrastructure has no record of any conditions that continue to apply, affecting this title</p> <p>also</p> <p>Contact the Local Government Authority for other details that might apply</p> |
| 7.2 | section 50(2) - Agreement to vest land in a council or the Crown to be held as open space   | <p>Development Assessment Commission in the Department of Planning, Transport and Infrastructure has no record of any conditions that continue to apply, affecting this title</p> <p>also</p> <p>Contact the Local Government Authority for other details that might apply</p> |
| 7.3 | section 55 - Order to remove or perform work  | <p>Development Assessment Commission in the Department of Planning, Transport and Infrastructure has no record of any order or notice affecting this title</p> <p>also</p> <p>Contact the Local Government Authority for other details that might apply</p>                    |
| 7.4 | section 56 - Notice to complete development   | <p>Development Assessment Commission in the Department of Planning, Transport and Infrastructure has no record of any order or notice affecting this title</p> <p>also</p> <p>Contact the Local Government Authority for other details that might apply</p>                    |
| 7.5 | section 57 - Land management agreement  | Refer to the Certificate of Title  |
| 7.6 | section 60 - Notice of intention by building owner  | Contact the vendor for these details   |
| 7.7 | section 69 - Emergency order  | <p>Development Assessment Commission in the Department of Planning, Transport and Infrastructure has no record of any order affecting this title</p> <p>also</p> <p>Contact the Local Government Authority for other details that might apply</p>                              |
| 7.8 | section 71 - Fire safety notice   | Building Fire Safety Committee in the Department of Planning, Transport and Infrastructure has no record of any notice affecting this title  |

**Table of Particulars (continued)**

7.9	section 84 - Enforcement notice	<p>Development Assessment Commission in the Department of Planning, Transport and Infrastructure has no record of any conditions that continue to apply, affecting this title</p> <p>also</p> <p>Contact the Local Government Authority for other details that might apply</p>
7.10	section 85(6), 85(10) or 106 - Enforcement order	<p>Development Assessment Commission in the Department of Planning, Transport and Infrastructure has no record of any conditions that continue to apply, affecting this title</p> <p>also</p> <p>Contact the Local Government Authority for other details that might apply</p>
7.11	Part 11 Division 2 - Proceedings	<p>Contact the Local Government Authority for other details that might apply</p> <p>also</p> <p>Contact the vendor for these details</p>
<b>8. <i>Emergency Services Funding Act 1998</i></b>		
8.1	section 16 - Notice to pay levy	<p><b>An Emergency Services Levy Certificate will be forwarded to you in due course.</b></p> <p><b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on 1300 366 150, fax (08) 8207 2100.</b></p> <p><b>Clients who have misplaced or not received their certificates and are RevNet users should log into RevNet and reprint their certificates <a href="http://www.revnet.sa.gov.au">www.revnet.sa.gov.au</a></b></p>
<b>9. <i>Environment Protection Act 1993</i></b>		
9.1	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
9.2	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
9.3	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
9.4	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
9.5	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

**Table of Particulars (continued)**

9.6	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
9.7	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
9.8	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
9.9	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
9.10	section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land	EPA (SA) does not have any current Orders registered on this title
<b>10. Fences Act 1975</b>		
10.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
<b>11. Fire and Emergency Services Act 2005</b>		
11.1	section 56 - Notice of action required concerning flammable materials on land	Contact the Local Government Authority for other details that might apply
11.2	section 83 - Notice of action required to protect against outbreak or spread of fire	Contact the Local Government Authority for other details that might apply
<b>12. Food Act 2001</b>		
12.1	section 44 - Improvement notice	Public Health in DH has no record of any notice or direction affecting this title  also  Contact the Local Government Authority for other details that might apply
12.2	section 46 - Prohibition order	Public Health in DH has no record of any notice or direction affecting this title  also  Contact the Local Government Authority for other details that might apply
<b>13. Fruit and Plant Protection Act 1992</b>		
13.1	section 14 or 15 - Notice or order concerning disease	Land & Biodiversity Services in DWLBC has no record of any notice affecting this title

**Table of Particulars (continued)**

also

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

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

14.1 Part 6 - risk management allocation Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title

14.2 section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property Resource Allocation in DfW has no record of any notice affecting this title

**15. Heritage Places Act 1993**

15.1 section 14(2)(b) - Registration of an object of heritage significance Heritage Branch in DEWNR has no record of any registration affecting this title

15.2 section 17 or 18 - Provisional registration or registration Heritage Branch in DEWNR has no record of any registration affecting this title

15.3 section 30 - Stop order Heritage Branch in DEWNR has no record of any stop order affecting this title

15.4 Part 6 - Heritage agreement Heritage Branch in DEWNR has no record of any agreement affecting this title

also

Refer to the Certificate of Title

15.5 section 38 - "No development" order Heritage Branch in DEWNR has no record of any 'No development' orders affecting this title

15.6 section 38A - "ERD Court Order" Heritage Branch in DEWNR has no record of any 'ERD Court order' affecting this title

15.7 Section 39A - "Protection Order" Heritage Branch in DEWNR has no record of any 'Protection Order' order affecting this title

**16. Highways Act 1926**

16.1 Part 2A - Declaration as to access from any road abutting the land Transport Services Division in DPTI has no record of any registration affecting this title

**17. Housing Improvement Act 1940**

17.1 section 23 - Declaration that house is undesirable or unfit for human habitation Housing Improvement Branch in Housing SA in DCSI has no record of any notice or declaration affecting this title

also

Contact the Local Government Authority for other details that might apply

17.2 Part 7 (rent control for substandard houses) - notice or declaration Housing Improvement Branch in Housing SA in DCSI has no record of any notice or declaration affecting this title

**Table of Particulars (continued)****18. Land Acquisition Act 1969**

- 18.1 section 10 - Notice of intention to acquire Refer to the Certificate of Title for any notice of intention to acquire

**19. Land Tax Act 1936**

- 19.1 Notice, order or demand for payment of land tax **A Land Tax Certificate will be forwarded to you in due course. If you do not receive the certificate within four (4) working days, please contact the RevenueSA Customer Contact Centre on (08) 8204 9870, fax (08) 8207 2100.**

**Clients who have misplaced or not received their certificates and are RevNet users should log into RevNet and reprint their certificates [www.revnet.sa.gov.au](http://www.revnet.sa.gov.au)**

**20. Local Government Act 1934**

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

**21. Local Government Act 1999**

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

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

- 22.1 section 6 - Restriction on building work Transport Services Division in DPTI has no record of any restriction affecting this title

**23. Mining Act 1971**

- 23.1 Mining tenement (other than an exploration licence) Mineral Tenements in PIRSA has no record of any mining tenement affecting this title
- 23.2 Proclamation with respect to a private mine Mineral Tenements in PIRSA has no record of any proclamation affecting this title

**24. Native Vegetation Act 1991**

- 24.1 Part 4 Division 1 - Heritage agreement Native Vegetation & Biodiversity Management Unit in DEWNR has no record of any agreement affecting this title
- also
- Refer to the Certificate of Title
- 24.2 Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation Native Vegetation Council in DEWNR has no record of any refusal or condition affecting this title

**25. Natural Resources Management Act 2004**



**Table of Particulars (continued)**

25.1	section 97 - Notice to pay levy in respect of costs of regional NRM board	Regional NRM board has no record of any notice affecting this title
25.2	section 105 - Notice to pay levy in respect of right to take water or taking of water	Resource Allocation in DfW has no record of any notice affecting this title
25.3	section 115 - Notice declaring a penalty	Regional NRM board has no record of any notice affecting this title
25.4	section 123 - Notice to prepare an action plan for compliance with general statutory duty	Regional NRM board has no record of any notice affecting this title  also  Department of Water, Land and Biodiversity Conservation has no record of any notice affecting this title
25.5	section 130 - Notice to rectify effects of unauthorised activity	Regional NRM board has no record of any notice affecting this title  also  Department of Water, Land and Biodiversity Conservation has no record of any notice affecting this title
25.6	section 131 - Notice to maintain watercourse or lake in good condition	Regional NRM board has no record of any notice affecting this title  also  Department of Water, Land and Biodiversity Conservation has no record of any notice affecting this title
25.7	section 132 - Notice restricting the taking of water or directing action in relation to the taking of water	Department of Water, Land and Biodiversity Conservation has no record of any notice affecting this title
25.8	section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	Department of Water, Land and Biodiversity Conservation has no record of any notice affecting this title
25.9	section 135 - Condition (that remains in force) of a permit	Regional NRM board has no record of any notice affecting this title  also  Resource Allocation in DfW has no record of any notice affecting this title
25.10	section 145 - Notice to take remedial or other action in relation to a well	Regional NRM board has no record of any notice affecting this title
25.11	section 181 - Notice of instruction as to keeping of animal or plant in control area	Regional NRM board has no record of any notice affecting this title

**Table of Particulars (continued)**

25.12	section 183 - Notice to prepare an action plan for the destruction or control of animals or plants	Regional NRM board has no record of any notice affecting this title
25.13	section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve	Regional NRM board has no record of any notice affecting this title
25.14	section 187 - Notice requiring control or quarantine of animal or plant	Regional NRM board has no record of any notice affecting this title
25.15	section 193 - Protection order to secure compliance with specified provisions of the Act	Regional NRM board has no record of any notice affecting this title
25.16	section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	Regional NRM board has no record of any notice affecting this title
25.17	section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	Regional NRM board has no record of any notice affecting this title
<b>26. <i>Phylloxera and Grape Industry Act 1995</i></b>		
26.1	section 23(1) - Notice of contribution payable	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
<b>27. <i>Public and Environmental Health Act 1987</i></b>		
27.1	Part 3 - Notice	Public Health in DH has no record of any notice or direction affecting this title  also  Contact the Local Government Authority for other details that might apply
27.2	section 36 - Direction to avert spread of disease	Public Health in DH has no record of any notice or direction affecting this title
27.3	<i>Public and Environmental Health (Waste Control) Regulations 1995</i> Part 3 - Condition (that continues to apply) of an approval	Public Health in DH has no record of any condition affecting this title  also  Contact the Local Government Authority for other details that might apply
27.4	<i>Public and Environmental Health (Waste Control) Regulations 1995</i> regulation 19 - Maintenance order (that has not been complied with)	Public Health in DH has no record of any notice or direction affecting this title

**Table of Particulars (continued)**

also

Contact the Local Government Authority for other details that might apply

**28. Sewerage Act 1929**

- 28.1 Notice, order or demand for payment of sewerage rates, other amounts payable or other requirements made under the Act **A SA Water Certificate will be provided. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**

**29. Upper South East Dryland Salinity and Flood Management Act 2002**

- 29.1 section 23 - Notice of contribution payable Infrastructure and Business in DfW has no record of any notice affecting this title

**30. Water Resources Act 1997**

- 30.1 section 18 (repealed) - Condition (that remains in force) of a permit Resource Allocation in DfW has no record of any notice affecting this title
- 30.2 section 125 (or a corresponding previous enactment) - Notice to pay levy Resource Allocation in DfW has no record of any notice affecting this title

**31. Waterworks Act 1932**

- 31.1 Notice, order or demand for payment of water rates, other amounts payable or other requirements made under the Act **A SA Water Certificate will be provided. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**

**32. Other**

- 32.1 Caveat Refer to the Certificate of Title
- 32.2 Lien or notice of a lien Refer to the Certificate of Title
- 32.3 Charge of any kind affecting the land (not included in another item) Refer to the Certificate of Title for particulars of any charge

also

Contact the vendor for these details

**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 Local Government Authority for other details that might apply  |
| 5. | Particulars relating to asbestos in buildings on land                           | Contact the vendor for these details   |
| 6. | Particulars relating to court or tribunal process                               | Contact the vendor for these details   |
| 7. | Particulars of water allocation for irrigation purposes                         | SA Water will arrange for a response to this item where applicable   |
| 8. | Particulars relating to environment protection                                  | Contact the vendor for details of item 2<br><br>also<br><br>EPA (SA) has no record of any particulars relating to questions 3, 4 or 5 affecting this title |
| 9. | 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. | Development Assessment Commission refusal | No recorded Development Assessment 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. | APA Group (gas pipelines)                 | APA Group has no current record of a gas pipeline easement relating to this title   |
| 6. | Central Irrigation Trust                  | Central Irrigation Trust has no current records of any infrastructure located within this title<br><br>Central Irrigation Trust has no current record of Water Delivery Rights associated to this title |

**Additional Information (continued)**

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7. ElectraNet Transmission Services

ElectraNet has no current record of a high voltage transmission line traversing this property.

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## Notices

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

### Electricity Infrastructure - Building Restrictions and Statutory Easements

#### 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 DMITRE for further details.

#### Statutory easements

Separate from the above 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 provide these 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 telecommunications cables or equipment that may be incorporated in, or attached to, their equipment (Clause 2 of Schedule 1 of the *Electricity Corporations (Restructuring and Disposal) Act 1999*; section 48A of the *Electricity Act 1996*).

A statutory easement is not generally registered on the title for the land.

To avoid risking injury and damage, it is recommended that the location of underground services be confirmed by telephoning Dial-Before-You-Dig on 1100.

For further clarification on these matters, please contact SA Power Networks' Real Estate Branch on telephone 8404 5897 or 8404 5894.

### 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.

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**Notices (continued)**

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**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

**Natural Resources Management Act 2004**

Water Resources Management - Taking of underground water

Under the provisions of the Natural Resources Management Act 2004, 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 contact the Department on the telephone number 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 Specifications for well construction, modification and abandonment in South Australia

Further information may be obtained by contacting the Department of Water, Land and Biodiversity Conservation, Level 1 Grenfell Centre, 25 Grenfell Street, Adelaide or on telephone 8463 6898.

**Check Search**

See also Register Search. This information provides details of any registered or unregistered documents relating to the property within the last 90 days, documents lodged or filed with a plan and any Registrar-Generals Notes affecting this property.

Title Searched

Title Reference	<b>CT5605/246</b>
Status	Current
Search Date	29th October 2012
Search Time	05:37:58 PM
Edition	1

Documents (completed since 31/07/2012) or unregistered

Document	Status	Completion Date
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Documents filed/lodged with plan

Document	Status	Note
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Registrar General's Notes (since 03/05/1987)

Date of Entry	R.G. Note
10th December 1998	CONVERTED TITLE-WITH NEXT DEALING LODGE CT 4087/53
10th December 1998	COMPARE ADDRESS FOR SERVICE OF NOTICE WITH 7437436



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**Title and Valuation Details**

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This information provides a summary of title, parcel and sales details, which is not guaranteed by the S.A. Government.

Title Details

Title Reference	<b>CT5605/246 (attached)</b>
Registered Proprietors	GUY KING HEBBLEWHITE CYNTHIA ANN JUDD
Status	Current
Lease Reference	
Estate	FEE SIMPLE (ENTIRETY)
Easement Status	ST
Owner Number	07585654
Area	

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Parcel Details

Plan Type	Filed Plan
Plan Number	182445
Parcels	ALLOTMENT 793
Hundred	ADELAIDE
Subdivision Name	ADELAIDE
Reference Section	PT TA 500

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Sales Details

Date of Last Sale	
Document Number	
Sale Price	\$0

**Title and Valuation Details (continued)**

Sale Type

Address for Notices

PO BOX 7261 HUTT ST ADELAIDE 5000

Constraints

Encumbrances

**Type****Number**

Mortgage

7437436

Encumbrances  
Status

Complete - all are shown

Stoppers

None

Notes

CONVERTED TITLE-WITH NEXT DEALING LODGE CT  
4087/53COMPARE ADDRESS FOR SERVICE OF NOTICE WITH  
7437436

Notes Status

Complete - all are shown

Conditions

None

Valuation Number

0207999405

Status

CURRENT

Valuations in Title

Valuation Number/Status

0207999405

CURRENT

0207999296

Not available

Valuation Details

Valuation Number/Status

0207999405

CURRENT

Owner Number

07585654

Type

L/TAX &amp; EWS

**Title and Valuation Details (continued)**

Property Location	80 MCLAREN ST ADELAIDE 5000 PT LT 793	
Local Government Authority	ADELAIDE	
Title Reference/Status	CT 5605/246	CURRENT
Zone Code	RA4 - RESIDENTIAL(HURTLE EAST)	
Current Site Value	\$275000	
Current Capital Value	\$415000	
Date of Valuation	1st January 2012	
Water Available	YES	
Sewer Available	YES	
Land Use Code/Description	Residential / Multiple Unit (maisonette) / Maisonette	
Improvements	H	

**Building Details**

Building Style	Single Fronted Cottage/Villa
Year Built	1880
Building Condition	Good
Wall Construction	Bluestone, Slate tile
Roof Construction	Galvanised Iron
Equivalent Main Area	106 sqm
Number of main rooms	4



Title Register Search  
LANDS TITLES OFFICE, ADELAIDE  
For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE \* VOLUME 5605 FOLIO 246 \*

COST : \$0.00 (GST exempt ) PARENT TITLE : CT 4087/53  
REGION : PIRPROD AUTHORITY : CONVERTED TITLE  
AGENT : WKPL BOX NO : 000 DATE OF ISSUE : 10/12/1998  
SEARCHED ON : 29/10/2012 AT : 17:37:59 EDITION : 1

REGISTERED PROPRIETORS IN FEE SIMPLE

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GUY KING HEBBLEWHITE OF 1 UNDIVIDED 2ND PART AND CYNTHIA ANN JUDD OF 1  
UNDIVIDED 2ND PART BOTH OF 80 MCLAREN STREET ADELAIDE SA 5000

DESCRIPTION OF LAND

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ALLOTMENT 793 FILED PLAN 182445  
IN THE AREA NAMED ADELAIDE  
HUNDRED OF ADELAIDE

EASEMENTS

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SUBJECT TO PARTY WALL RIGHTS OVER THE LAND MARKED A (T 1913933)  
TOGETHER WITH PARTY WALL RIGHTS OVER THE LAND MARKED B (T 1913933)

SCHEDULE OF ENDORSEMENTS

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7437436 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD.

NOTATIONS

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DOCUMENTS AFFECTING THIS TITLE  
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NIL

REGISTRAR-GENERAL'S NOTES

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CONVERTED TITLE-WITH NEXT DEALING LODGE CT 4087/53  
COMPARE ADDRESS FOR SERVICE OF NOTICE WITH 7437436

END OF TEXT.

