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The Form 1 Company™

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FORM 1 - VENDOR'S STATEMENT

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

Contents

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

To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired. If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

The *Aboriginal Heritage Act 1988* protects any Aboriginal site or object on the land. Details of any such site or object may be sought from the "traditional owners" as defined in that Act.

If you desire additional information, it is up to you to make further inquiries as appropriate.

Instructions to the vendor for completing this statement:

☐ *means the Part, Division, particulars or item may not be applicable.*
If it is applicable, ensure the box is ticked and complete the Part, Division, particulars or item.
If it is not applicable, ensure the box is empty or strike out the Part, Division, particulars or item. Alternatively, the Part, Division, particulars or item may be omitted, but not in the case of an item or heading in the table of particulars in Division 1 of the Schedule that is required by the instructions at the head of that table to be retained as part of this statement.

* *means strike out or omit the option that is not applicable.*

All questions must be answered with a YES or NO (inserted in the place indicated by a rectangle or square brackets below or to the side of the question).

If there is insufficient space to provide any particulars required, continue on attachments.

PART A – PARTIES AND LAND

1. **Purchaser:** _____

_____

Address: _____

2. **Purchaser's registered agent:** _____ ☐

Address: _____

3. **Vendor:** **PETER JAVIER CAMACHO AS EXECUTOR OF THE ESTATE OF ESPERANZA PARRAGA DECEASED**

Address: **54 WILLIAM STREET WEST CROYDON SA 5008**

4. **Vendor's registered agent:** **KLEMICH REAL ESTATE PTY LTD ACN 101 825 147 T/A KLEMICH REAL ESTATE** ☑

Address: **1/245 FULLARTON ROAD EASTWOOD SA 5063**

5. **Date of Contract** (if made before this statement is served): _____

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

3/67 DEVITT AVENUE PAYNEHAM SOUTH SA 5070 BEING UNIT 3 IN STRATA PLAN 13597 BEING THE WHOLE OF THE LAND IN CERTIFICATE OF TITLE VOLUME 5282 FOLIO 821

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PART B – PURCHASER'S COOLING-OFF RIGHTS AND PROCEEDING WITH THE PURCHASE

TO THE PURCHASER:

Right to cool-off (section 5)

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

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

(a) you purchased by auction; or
(b) you purchased on the same day as you, or some person on your behalf, bid at the auction of the land; or
(c) you have, before signing the contract, received independent advice from a legal practitioner and the legal practitioner has signed a certificate in the prescribed form as to the giving of that advice; or
(d) you are a body corporate and the land is not residential land; or
(e) the contract is made by the exercise of an option to purchase not less than 5 clear business days after the grant of the option and not less than 2 clear business days after service of this form; or
(f) the sale is by tender and the contract is made not less than 5 clear business days after the day fixed for the closing of tenders and not less than 2 clear business days after service of this form; or
(g) the contract also provides for the sale of a business that is not a small business.

2 – Time for Service

The cooling-off notice must be served –

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

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

3 – Forms of cooling-off notice

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

4 – Methods of service

The cooling-off notice must be –

(a) given to the vendor personally; or
(b) posted by registered post to the vendor at the following address:
54 WILLIAM STREET WEST CROYDON SA 5008
(being the vendor's last known address); or

(c) transmitted by fax or email to the following fax number or email address:
Fax: 08 8132 0244 OR Email: georgie@klemich.com.au
(being a number or address provided to you by the vendor for the purpose of service of the notice);or

(d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:
1/245 FULLARTON ROAD EASTWOOD SA 5063

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

Note –

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

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

5 – Effect of service

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

(a) the amount of any deposit paid if the deposit did not exceed $100; or
(b) an amount paid for an option to purchase the land.

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PROCEEDING WITH THE PURCHASE

If you wish to proceed with the purchase –

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

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

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

PART C – STATEMENT WITH RESPECT TO REQUIRED PARTICULARS
(section 7(1))

To the purchaser:

I, **PETER JAVIER CAMACHO AS EXECUTOR OF THE ESTATE OF ESPERANZA PARRAGA DECEASED**

of **54 WILLIAM STREET WEST CROYDON SA 5008**

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

Date: 2/26/2025 Signed: DocuSigned by: Peter Camacho DAEB141A72F64F1...

Date: _____ Signed: _____

PART D – CERTIFICATE WITH RESPECT TO PRESCRIBED INQUIRIES BY REGISTERED AGENT ☑

(section 9)

To the purchaser:

I, **CHRISTOPHER GILL FOR AND ON BEHALF OF THE FORM 1 COMPANY PTY LTD**

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

Exceptions:

Nil

Date: 24/2/2025 Signed: _____

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

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

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SCHEDULE – DIVISION 1

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

(section 7(1)(b))

Note –

Section 7(3) of the Act provides that this statement need not include reference to charges arising from the imposition of rates or taxes less than 12 months before the date of service of the statement. Where a mortgage, charge or prescribed encumbrance referred to in column 1 of the table below is applicable to the land, the particulars in relation to that mortgage, charge or prescribed encumbrance required by column 2 of the table must be set out in the table (in accordance with the instructions in the table) unless –

(a) there is an attachment to this statement and –
  (i) all the required particulars are contained in that attachment; and
  (ii) the attachment is identified in column 2; and
  (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or

(b) the mortgage, charge or prescribed encumbrance –
  (i) is 1 of the following items in the table:
    (A) under the heading 1. General –
      1.1 Mortgage of land
      1.4 Lease, agreement for lease, tenancy agreement or licence
      1.5 Caveat
      1.6 Lien or notice of a lien
    (B) under the heading 36. Other charges –
      36.1 Charge of any kind affecting the land (not included in another item); and
  (ii) is registered on the certificate of title to the land; and
  (iii) is to be discharged or satisfied prior to or at settlement.

TABLE OF PARTICULARS

Column 1	**Column 2**	**Column 3**

[If an item is applicable, ensure that the box for the item is ticked and complete the item.]

[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1. Alternatively, the item and any inapplicable heading may be omitted, <u>but not</u> in the case of –

(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and
(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and
(c) the heading "6. Repealed Act Conditions" and item 6.1; and
(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,

which must be retained as part of this statement whether applicable or not.]

*[If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in **bold type** must be set out in column 3 and all other particulars must be set out in column 2.]*

[If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for <u>each</u> such mortgage, charge or prescribed encumbrance.]

[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If <u>all</u> of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]

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Column 1	Column 2	Column 3
1. General		
1.1 Mortgage of land *[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?***	☐
	Will this be discharged or satisfied prior to or at settlement?	**YES / NO**
	Are there attachments?	**YES / NO**
	*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* Number of mortgage (if registered): Name of mortgagee:	
1.2 Easement (whether over the land or annexed to the land) **Note** – "Easement" includes rights of way and party wall rights. *[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?***	☑
	Will this be discharged or satisfied prior to or at settlement?	**NO**
	Are there attachments?	**YES**
	*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* **PROPERTY INTEREST REPORT** Description of land subject to easement: **PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE** Nature of easement: **REFER PAGE 13 IN THE PROPERTY INTEREST REPORT FOR DETAILS OF STATUTORY EASEMENTS** Are you aware of any encroachment on the easement? **NO** (If **YES**, give details): If there is an encroachment, has approval for the encroachment been given? (If **YES**, give details):	
1.3 Restrictive covenant *[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?***	☐
	Will this be discharged or satisfied prior to or at settlement?	**YES / NO**
	Are there attachments?	**YES / NO**
	*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* Nature of restrictive covenant: Name of person in whose favour restrictive covenant operates: Does the restrictive covenant affect the whole of the land being acquired? (If **NO**, give details): Does the restrictive covenant affect land other than that being acquired?	
1.4 Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may	***Is this item applicable?***	☐
	Will this be discharged or satisfied prior to or at settlement?	**YES / NO**
	Are there attachments?	**YES / NO**
	*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*	

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Column 1	Column 2	Column 3
be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) *[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Names of parties: Period of lease, agreement for lease etc: From To Amount of rent or licence fee: $ per (period) Is the lease, agreement for lease etc in writing? If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify: (a) the Act under which the lease or licence was granted: (b) the outstanding amounts due (including any interest or penalty):	

5. *Development Act 1993* (repealed)

5.1	section 42 – Condition (that continues to apply) of a development authorisation *[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?*** ***Will this be discharged or satisfied prior to or at settlement?*** ***Are there attachments?*** *If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* **CITY OF NORWOOD PAYNEHAM & ST PETERS SEARCH** Condition(s) of authorisation: **REFER DEVELOPMENT NUMBER 190/360/94**	☑ **NO** **YES**

6. *Repealed Act conditions*

6.1	Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966 (repealed)* [**Note** – *Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?*** ***Will this be discharged or satisfied prior to or at settlement?*** ***Are there attachments?*** *If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* Nature of condition(s):	☐ **YES / NO** **YES / NO**

7. *Emergency Services Funding Act 1998*

7.1	section 16 – Notice to pay levy	***Is this item applicable?*** ***Will this be discharged or satisfied prior to or at settlement?*** ***Are there attachments?*** *If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* **CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE ('ESL CERTIFICATE')** Date of notice: **REFER REVENUESA**	☑ **YES** **YES**

Column 1		Column 2	Column 3
		Amount of levy payable: **REFER ESL CERTIFICATE**	

21. *Local Government Act 1999*

21.1	Notice, order, declaration, charge, claim or demand given or made under the Act	***Is this item applicable?***	☑
		Will this be discharged or satisfied prior to or at settlement?	**YES**
		Are there attachments?	**YES**
		*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* **CITY OF NORWOOD PAYNEHAM & ST PETERS RATES CERTIFICATE ('RATES CERTIFICATE')**	
		Date of notice, order etc: **REFER CITY OF NORWOOD PAYNEHAM & ST PETERS**	
		Name of council by which, or person by whom, notice, order etc is given or made: **CITY OF NORWOOD PAYNEHAM & ST PETERS**	
		Land subject thereto: **3/67 DEVITT AVENUE PAYNEHAM SOUTH SA 5070**	
		Nature of requirements contained in notice, order etc: **PAYMENT OF RATES AND ASSOCIATED COSTS**	
		Time for carrying out requirements: **REFER CITY OF NORWOOD PAYNEHAM & ST PETERS**	
		Amount payable (if any): **REFER RATES CERTIFICATE**	

29. *Planning, Development and Infrastructure Act 2016*

29.1	Part 5 – Planning and Design Code	***Is this item applicable?***	☑
		Will this be discharged or satisfied prior to or at settlement?	**NO**
	*[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Are there attachments?***	**YES**
		*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* **CITY OF NORWOOD PAYNEHAM & ST PETERS SEARCH AND PROPERTY INTEREST REPORT**	
		Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): **67 DEVITT AV PAYNEHAM SOUTH SA 5070 UNIT 3** **ZONES** **GENERAL NEIGHBOURHOOD - GN** **OVERLAYS** **AIRPORT BUILDING HEIGHTS (REGULATED) - ALL STRUCTURES OVER 45 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.**	

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Column 1	Column 2	Column 3
	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 there a State heritage place on the land or is the land situated in a State heritage area? **NO** Is the land designated as a local heritage place? **NO** Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? **NO** Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? **YES** Note – For further information about the Planning and Design Code visit *www.code.plan.sa.gov.au.*	
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.]*	***Is this item applicable?*** ***Will this be discharged or satisfied prior to or at settlement?*** ***Are there attachments?*** *If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* Date of authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation:	☐ **YES / NO** **YES / NO**
34. *Water Industry Act 2012*		
34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement	***Is this item applicable?*** ***Will this be discharged or satisfied prior to or at settlement?*** ***Are there attachments?*** *If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* **SA WATER CERTIFICATE OF WATER AND SEWER CHARGES &**	☑ **YES** **YES**

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Column 1	Column 2	Column 3
	ENCUMBRANCE INFORMATION ('SA WATER CERTIFICATE') Date of notice or order: **REFER SA WATER** Name of person or body who served notice or order: **SA WATER** Amount payable (if any) as specified in the notice or order: **REFER SA WATER CERTIFICATE** Nature of other requirement made (if any) as specified in the notice or order: **PAYMENT OF RATES, WATER USE AND ASSOCIATED COSTS**	

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SCHEDULE – DIVISION 2 – OTHER PARTICULARS
(section 7(1)(b))

Particulars of transactions in last 12 months ☑

If the vendor, within 12 months before the date of the contract of sale –:

(a) obtained title to the land; or
(b) obtained an option to purchase the land; or
(c) entered into a contract to purchase the land (whether on the vendor's own behalf or on behalf of another),

the vendor must provide the following particulars of all transactions relating to the acquisition of the interest that occurred within that 12 month period:

1 The name and address of each party to the transaction and of each person in whom an interest vested as a result of the transaction:

PETER JAVIER CAMACHO OF 54 WILLIAM STREET WEST CROYDON SA 5008 AS EXECUTOR(S) OF THE ESTATE OF THE DECEASED PROPRIETOR VIDE PROBATE DATED 22 OCTOBER 2024

2 The date and nature of each instrument registered on the certificate of title or, if no such instrument has been registered, the date and nature of each document forming the whole or part of a contract relating to the transaction.

TRANSMISSION APPLICATION DATED 02 DECEMBER 2024

3 Particulars of the consideration provided for the purposes of the transaction:

PURSUANT TO A WILL

The above particulars must be provided for each transaction.

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Particulars relating to strata unit ☑

1 Name of strata corporation:

STRATA CORPORATION 13597 INC

Address of strata corporation:

67 DEVITT AVENUE PAYNEHAM SOUTH SA 5070

2 Application must be made in writing to the strata corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the strata corporation for the articles referred to in 6 unless the articles are obtained from the Lands Titles Registration Office.

3 Particulars supplied by the strata corporation or known to the vendor:

(a) particulars of contributions payable in relation to the unit (including details of arrears of contributions related to the unit):

REFER STRATA CORPORATION SEARCH ANNEXED HERETO

(b) particulars of the assets and liabilities of the strata corporation:

REFER STRATA CORPORATION SEARCH ANNEXED HERETO

(c) particulars of expenditure that the strata corporation has incurred, or has resolved to incur, and to which the unit holder of the unit must contribute, or is likely to be required to contribute:

REFER STRATA CORPORATION SEARCH ANNEXED HERETO

(d) particulars of the unit entitlement of the unit:

UNIT 3 : 3260 OF 10000

[If any of the above particulars have not been supplied by the strata corporation by the date of this statement and are not known to the vendor, state "not known" for those particulars.]

4 Documents supplied by the strata corporation that are enclosed:

(a) a copy of the minutes of the general meetings of the strata corporation and management committee for the 2 years preceding this statement~~/since the deposit of the community plan~~; *(*Strike out or omit whichever is the greater period)*
YES

(b) a copy of the statement of accounts of the strata corporation last prepared;
YES

(c) a copy of current policies of insurance taken out by the strata corporation.
NO

[For each document indicate (YES or NO) whether or not the document has been supplied by the strata corporation by the date of this statement.]

5 If "not known" has been specified for any particulars in 3 or a document referred to in 4 has not been supplied, set out the date of the application made to the strata corporation and give details of any other steps taken to obtain the particulars or documents concerned:

NOT APPLICABLE

6 A copy of the articles of the strata corporation is enclosed.

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7 The following additional particulars are known to the vendor or have been supplied by the strata corporation: ☐

8 Further inquiries may be made to the secretary of the strata corporation or the appointed strata manager.
Name:

DES AND SUZANNE CRANWELL

Address:

6 LINCOLN ROAD PARADISE SA 5075

Note –

1 A strata corporation must (on application by or on behalf of a current owner, prospective purchaser or other relevant person) provide the particulars and documents referred to in 3(a)-(c), 4 and 6 and must also make available for inspection its accountancy records and minute books, any contract with a body corporate manager, the register of unit holders and unit holder entitlements that it maintains and any documents in its possession relating to the design and construction of the buildings or improvements on the site or relating to the strata scheme.

2 Copies of the articles of the strata corporation may also be obtained from the Lands Titles Registration Office.

3 All owners of a strata unit are bound by the articles of the strata corporation. The articles regulate the rights and liabilities of owners of units in relation to their units and the common property and matters of common concern.

4 For a brief description of some of the matters that need to be considered before purchasing a strata unit, see Division 3 of this Schedule.

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SCHEDULE – DIVISION 3 – COMMUNITY LOTS AND STRATA UNITS

☑

Matters to be considered in purchasing a community lot or strata unit

The property you are buying is on strata or community title. There are **special obligations and restrictions** that go with this kind of title. Make sure you understand these. If unsure, seek legal advice before signing a contract. For example:

Governance

You will automatically become a member of the **body corporate**, which includes all owners and has the job of maintaining the common property and enforcing the rules. Decisions, such as the amount you must pay in levies, will be made by vote of the body corporate. You will need to take part in meetings if you wish to have a say. If outvoted, you will have to live with decisions that you might not agree with.

If you are buying into a mixed use development (one that includes commercial as well as residential lots), owners of some types of lots may be in a position to outvote owners of other types of lots. Make sure you fully understand your voting rights, see later.

Use of your property

You, and anyone who visits or occupies your property, will be bound by rules in the form of **articles or by-laws**. These can restrict the use of the property, for example, they can deal with keeping pets, car parking, noise, rubbish disposal, short-term letting, upkeep of buildings and so on. Make sure that you have read the articles or by-laws before you decide whether this property will suit you.

Depending on the rules, you might not be permitted to make changes to the exterior of your unit, such as installing a television aerial or an air-conditioner, building a pergola, attaching external blinds etc without the permission of the body corporate. A meeting may be needed before permission can be granted. Permission may be refused. Note that the articles or by-laws could change between now and when you become the owner: the body corporate might vote to change them. Also, if you are buying before the community plan is registered, then any by-laws you have been shown are just a draft.

Are you buying a debt?

If there are unpaid contributions owing on this property, you can be made to pay them. You are entitled to **know the financial state of the body corporate** and you should make sure you see its records before deciding whether to buy. As a prospective owner, you can write to the body corporate requiring to see the records, including minutes of meetings, details of assets and liabilities, contributions payable, outstanding or planned expenses and insurance policies. There is a fee. To make a request, write to the secretary or management committee of the body corporate.

Expenses

The body corporate can require you to **maintain your property**, even if you do not agree, or can carry out maintenance and bill you for it.

The body corporate can **require you to contribute** to the cost of upkeep of the common property, even if you do not agree. Consider what future maintenance or repairs might be needed on the property in the long term.

Guarantee

As an owner, you are a **guarantor** of the liabilities of the body corporate. If it does not pay its debts, you can be called on to do so. Make sure you know what the liabilities are before you decide to buy. Ask the body corporate for copies of the financial records.

Contracts

The body corporate can make contracts. For example, it may engage a body corporate manager to do some or all of its work. It may contract with traders for maintenance work. It might engage a caretaker to look after the property. It might make any other kind of contract to buy services or products for the body corporate. Find out **what contracts the body corporate is committed to and the cost**.

The body corporate will have to raise funds from the owners to pay the money due under these contracts. As a guarantor, you could be liable if the body corporate owes money under a contract.

Buying off the plan

If you are buying a property that has not been built yet, then you **cannot be certain** what the end product of the development process will be. If you are buying before a community plan has been deposited, then any proposed development contract, scheme description or by-laws you have been shown could change.

Mixed use developments - voting rights

You may be buying into a group that is run by several different community corporations. This is common in mixed use developments, for example, where a group of apartments is combined with a hotel or a group of shops. If there is more than one corporation, then you should not expect that all lot owners in the group will have equal voting rights. The corporations may be structured so that, even though there are more apartments than shops in the group, the shop owners can outvote the apartment owners on some matters. Make enquiries so that you understand how many corporations there are and what voting rights you will have.

Further information

The Real Estate Institute of South Australia provides an information service for enquiries about real estate transactions, see www.reisa.com.au.

The Australian Institute of Conveyancers (SA Division) (AICSA) provides information and operates a Public Advisory Service with respect to conveyancers and the conveyancing process, see www.aicsa.com.au.

Information and a booklet about strata and community titles is available from the Legal Services Commission at www.lsc.sa.gov.au.

You can also seek advice from a legal practitioner.

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ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser hereby acknowledges receipt of the following:

FORM 1 – STATEMENT UNDER SECTION 7 (*Land and Business (Sale and Conveyancing) Act 1994*)

the above being identified by page numbered 1 to 13 inclusive, together with the following annexures and supporting documents (if any):

CERTIFICATE OF TITLE VOLUME 5282 FOLIO 821
PROPERTY INTEREST REPORT
SA WATER, EMERGENCY SERVICES LEVY AND LAND TAX CERTIFICATES
CITY OF NORWOOD PAYNEHAM & ST PETERS SEARCH
STRATA PLAN 13597
STRATA CORPORATION SEARCH

SIGNED BY THE PURCHASER:

THIS _____ DAY OF _____

_____ (Signature)

_____ (Signature)

_____ (Signature)

_____ (Signature)

The Purchaser acknowledges and consents to the Vendor and Agent or their authorised representatives signing the Form 1 by electronic and/or digital signatures under the Electronic Transactions Act (Cth) and (SA).

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Form R3

Buyers information notice

Land and Business (Sale and Conveyancing) Act 1994 section 13A
Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

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

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

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

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

Safety

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

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Enjoyment

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

Value

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

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

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LAND SERVICES SA

Product	Register Search (CT 5282/821)
Date/Time	04/02/2025 11:08AM
Customer Reference	
Order ID	20250204003380

REAL PROPERTY ACT, 1886
South Australia

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

REGISTRAR - GENERAL SOUTH AUSTRALIA

Certificate of Title - Volume 5282 Folio 821

Parent Title(s)	CT 5139/756				
Creating Dealing(s)	SA 7962100				
Title Issued	31/07/1995	**Edition**	3	**Edition Issued**	05/12/2024

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

PETER JAVIER CAMACHO
OF 54 WILLIAM STREET WEST CROYDON SA 5008
AS THE EXECUTOR(S) OF
ESPERANZA PARRAGA WHO DIED 07/07/2022

Description of Land

UNIT 3 STRATA PLAN 13597
IN THE AREA NAMED PAYNEHAM SOUTH
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

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

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Property Interest Report

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

Title Reference	CT 5282/821	**Reference No.** 2645095
Registered Proprietors	EST OF E*PARRAGA	**Prepared** 04/02/2025 11:08
Address of Property	Unit 3, 67 DEVITT AVENUE, PAYNEHAM SOUTH, SA 5070	
Local Govt. Authority	NORWOOD PAYNEHAM & ST PETERS	
Local Govt. Address		

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

Table of Particulars

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

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

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

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

3. *Burial and Cremation Act 2013*

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

4. *Crown Rates and Taxes Recovery Act 1945*

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

5. *Development Act 1993* (repealed)

5.1	section 42 - Condition (that continues to apply) of a development authorisation *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.2	section 50(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.3	section 50(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.4	section 55 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
5.5	section 56 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
5.6	section 57 - Land management agreement	Refer to the Certificate of Title
5.7	section 60 - Notice of intention by building owner	Contact the vendor for these details
5.8	section 69 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply
5.9	section 71 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any notice affecting this title

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

6. Repealed Act conditions

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

7. *Emergency Services Funding Act 1998*

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

8. *Environment Protection Act 1993*

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

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

9. *Fences Act 1975*

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

10. *Fire and Emergency Services Act 2005*

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

11. *Food Act 2001*

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

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

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

13. *Heritage Places Act 1993*

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

14. *Highways Act 1926*

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

15. *Housing Improvement Act 1940* (repealed)

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

16. *Housing Improvement Act 2016*

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

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

19. *Land Tax Act 1936*

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

20. *Local Government Act 1934* (repealed)

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

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

25. *Native Vegetation Act 1991*

25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

29.1	Part 5 - Planning and Design Code *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated. also Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title also For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority also Contact the Local Government Authority for other details that might apply to a place of local heritage value also For details of declared significant trees affecting this title, contact the Local Government Authority also **Code Amendment** **Inter-War Housing Heritage - The City of Norwood Payneham & St Peters is proposing to introduce heritage protection for some buildings constructed in the Inter-war era. Specifically, the Code Amendment proposes to include 20 dwellings as Local Heritage Places and apply the Historic Area Overlay in part of Heathpool where there is a cohesive historic character due to the presence of significant original Inter-war dwellings. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: https: //plan.sa.gov.au/have_your_say/general_consultations for further information or phone PlanSA 1800 752 664.** **Code Amendment** **Accommodation Diversity - The State Planning Commission is proposing refinements to policy to provide more flexibility in housing design to encourage housing choices to meet the needs of South Australians. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800 752 664.** **Code Amendment** **Assessment Improvements - proposes a series of technical amendments to the Code informed through the experience of planning practitioners and other users to improve assessment outcomes. The Code Amendment forms part of the Government of South Australia's response to the Planning System Implementation Review; it will implement some of the recommendations of the Expert Panel that were supported by the Government. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800 752 664.**
29.2	section 127 - Condition (that continues to apply) of a development authorisation *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply

29.3	section 139 - Notice of proposed work and notice may require access	Contact the vendor for these details
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

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

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

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

32. *South Australian Public Health Act 2011*

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

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997* (repealed)

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

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36. Other charges

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

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

LAND SERVICES SA

Product	Title and Valuation Package
Date/Time	04/02/2025 11:08AM
Customer Reference	
Order ID	20250204003380

Certificate of Title

Title Reference	CT 5282/821
Status	CURRENT
Easement	NO
Owner Number	20246606
Address for Notices	54 WILLIAM ST WEST CROYDON, SA 5008
Area	NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

PETER JAVIER CAMACHO
OF 54 WILLIAM STREET WEST CROYDON SA 5008
AS THE EXECUTOR(S) OF
ESPERANZA PARRAGA WHO DIED 07/07/2022

Description of Land

UNIT 3 STRATA PLAN 13597
IN THE AREA NAMED PAYNEHAM SOUTH
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference	TRANSFER (T) 8053851
Dealing Date	17/01/1996
Sale Price	$120,000
Sale Type	TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1901567201	CURRENT	Unit 3, 67 DEVITT AVENUE, PAYNEHAM SOUTH, SA 5070

Notations

Dealings Affecting Title

NIL

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Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1901567201
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/1996
Property Location	Unit 3, 67 DEVITT AVENUE, PAYNEHAM SOUTH, SA 5070
Local Government	NORWOOD PAYNEHAM & ST PETERS
Owner Names	PETER JAVIER CAMACHO ESPERANZA PARRAGA
Owner Number	20246606
Address for Notices	54 WILLIAM ST WEST CROYDON, SA 5008
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	4H/U GAR
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S13597 UNIT 3	CT 5282/821

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$375,000	$510,000			
Previous	$360,000	$465,000			

Building Details

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Valuation Number	1901567201
Building Style	Bay Window Villa
Year Built	1995
Building Condition	Basic
Wall Construction	Brick
Roof Construction	Galvanised Iron
Equivalent Main Area	115 sqm
Number of Main Rooms	4

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

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LAND SERVICES SA

Product	Check Search
Date/Time	04/02/2025 11:08AM
Customer Reference	
Order ID	20250204003380

Certificate of Title

Title Reference: CT 5282/821

Status: CURRENT

Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Status
02/12/2024	05/12/2024	14415136	TRANSMISSION APPLICATION	REGISTERED

Data Available - Dealings completed since 06/11/2024 and unregistered Dealings

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

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Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

SA Water

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
19 01567 20 1	CT5282821	5/2/2025	7734	2645095

THE FORM 1 COMPANY
LEVEL 8 / 420 KING WILLIAM ST
ADELAIDE SA 5000
form1@form1.net.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: MRS E PARRAGA
Location: U3 67 DEVITT AVE PAYNEHAM SOUTH UNIT 3
Description: 4H/U GAR **Capital Value:** $ 510 000
Rating: Residential

Periodic charges

Raised in current years to 31/3/2025

				$
		Arrears as at: 30/6/2024	:	1,520.60
Water main available:	1/7/1996	Water rates	:	235.80
Sewer main available:	1/7/1996	Sewer rates	:	260.85
		Water use	:	169.39
		SA Govt concession	:	0.00
		Recycled Water Use	:	0.00
		Service Rent	:	0.00
		Recycled Service Rent	:	0.00
		Other charges	:	0.00
		Goods and Services Tax	:	0.00
		Amount paid	:	0.00
		Balance outstanding	:	2,186.64

Degree of concession: 00.00%
Recovery action taken: REPAYMENT ARRANGEMENT

Next quarterly charges: Water supply: 78.60 Sewer: 86.95 Bill: 9/4/2025

This account has no meter of its own but is supplied from account no 19 01567 05 *.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 33.33%.

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

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

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

SA Water

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

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

SA Water

South Australian Water Corporation

Name:
MRS E PARRAGA

Water & Sewer Account
Acct. No.: **19 01567 20 1**

Amount: _____

Address:
U3 67 DEVITT AVE PAYNEHAM SOUTH
UNIT 3

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1901567201

BPAY

Biller code: 8888
Ref: 1901567201

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: 1901567201

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

The details shown are current as at the date of issue.

PIR Reference No: 2645095

THE FORM 1 COMPANY
GPO BOX 1651
ADELAIDE SA 5001

DATE OF ISSUE
04/02/2025

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

OWNERSHIP NUMBER	OWNERSHIP NAME
1039287*	E PARRAGA

PROPERTY DESCRIPTION

3 / 67 DEVITT AVE / PAYNEHAM SOUTH SA 5070 / UNIT 3

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
1901567201	CT 5282/821	$510,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2024-2025

FIXED CHARGE	$	50.00
+ VARIABLE CHARGE	$	192.15
- REMISSION	$	118.35
- CONCESSION	$	0.00
+ ARREARS / - PAYMENTS	$	234.58
= AMOUNT PAYABLE	$	358.38

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

EXPIRY DATE 05/05/2025

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
1039287*

OWNERSHIP NAME
E PARRAGA

ASSESSMENT NUMBER
1901567201

AMOUNT PAYABLE
$358.38

AGENT NUMBER
100019452

AGENT NAME
THE FORM 1 COMPANY

EXPIRY DATE
05/05/2025

+80014010270022> +001571+ <0550223334> <0000035838> +444+

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

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

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

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: 2645095

THE FORM 1 COMPANY
GPO BOX 1651
ADELAIDE SA 5001

DATE OF ISSUE
04/02/2025

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

OWNERSHIP NAME
E PARRAGA

FINANCIAL YEAR
2024-2025

PROPERTY DESCRIPTION
3 / 67 DEVITT AVE / PAYNEHAM SOUTH SA 5070 / UNIT 3

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
1901567201	CT 5282/821	$375,000.00	0.0000 HA

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

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

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

ON OR BEFORE 05/05/2025

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

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

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

CERTIFICATE OF RATES AND CHARGES

Issued under Section 187 of the Local Government Act 1999

To: The Form 1 Company
Level 8, 420 King William Street
ADELAIDE SA 5000

Date: 04/02/2025

City of
Norwood
Payneham
& St Peters

175 The Parade
Norwood SA 5067

PO Box 204
Kent Town SA 5071

Telephone
8366 4555

Email
townhall@npsp.sa.gov.au

Website
www.npsp.sa.gov.au

Particulars of the Property:	
Assessment No	**8536**
Owner's Name	Estate of Late E Parraga & Mr P J Camacho
Valuation No	1901567201
Property Address	3/67 Devitt Avenue PAYNEHAM SOUTH 5070
Property Description	SP 13597,Adelaide CT 5282/821

Particulars of Rates and Charges in the 2024-2025 Financial Year:	
Balance b/forward 2023-2024	$2,604.62
2024-2025 Rates + Landscape Levy	**$1,314.09**
Plus Legal Fees	$455.64
Plus Fines & Interest	$104.98
Less Concession/Rebate	$0.00
Less Payments	$0.00
Plus Property Related Debts	
Balance Now Due and Payable	**$4,491.29**
Settlement via BPay	**Biller Code: 3251** **Reference: 0085361**

2024-2025 Rates including Landscape Levy	**$1,314.09**
2024-2025 Capital Value	**$510,000**

Please Note the 3rd Quarter of Rates is due by 7 March 2025

Notes for your information:

- The next date for Fines and Interest to be calculated is 10 February 2025.
- If Balance Due above is *Nil*, the rates have been paid to 30 June 2025.
- Upon settlement of the property, the total balance to 30 June 2025 is required to be paid to the Council. Action to recover unpaid rates will be taken against the owner of the property at the time of declaration of rates.
- A fine of 2% will be imposed on any current Rate not paid by the due date and interest at the prescribed rate will be added each month on unpaid arrears.
- This certificate relates only to the abovementioned assessment. If other assessments are included at the same address (eg: tenancies/shops) additional certificates will only be issued upon payment of additional fees.

Mario Barone
CHIEF EXECUTIVE OFFICER

Member
League of
Historical Cities

100% Australian Made
Recycled Paper

Community
Well-being is...
Social Equity
Cultural Vitality
Economic Prosperity
Environmental
Sustainability

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

City of Norwood Payneham & St Peters

City of Norwood Payneham & St Peters
Head Office: 175 The Parade, Norwood
Mailing Address: PO Box 204, KENT TOWN SA 5071

Telephone (08) 8366 4555

Property Information and Particulars

in response to an enquiry pursuant to Section 7 of the
Land & Business (Sale & Conveyancing Act 1994)

Certificate Date: 04/02/2025
Certificate No: 26182

To: The Form 1 Company
Level 8, 420 King William Street
ADELAIDE SA 5000

Details of Property Referred To:

Rates Assessment Number	:	8536 1
Valuer General Number	:	1901567201
Owner Details	:	Estate of Late E Parraga & Mr P J Camacho
Property Address	:	3/67 Devitt Avenue PAYNEHAM SOUTH 5070
Property Description	:	SP 13597,Adelaide CT 5282/821
Hundred	:	Adelaide
Ward	:	Maylands/Trinity Ward - Ward 4

Prescribed Encumbrances for 3/67 Devitt Avenue PAYNEHAM SOUTH 5070

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Development Act 1993 (repealed)	
section 42—Condition (that continues to apply) of a development authorisation	Date of authorisation: **25 January 1995** Name of relevant authority that granted authorisation: The City of Payneham Condition(s) of authorisation: See attached Decision Notification Form **190/360/94**
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)	Nature of condition(s): **N/A**

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

Column 1 Prescribed encumbrance	Column 2 Other particulars required
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): **(Refer to PlanSA Section 7 extract report)** Is there a State heritage place on the land or is the land situated in a State heritage area? **NO** Is the land designated as a local heritage place? **NO** Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? **NO** Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? **YES** For information on any proposed Code Amendments which may interest you, please refer to the PlanSA Website: https://plan.sa.gov.au/have_your_say/code-amendments
Section 127 - Condition (that continues to apply) of a development authorisation	**(Refer to PlanSA Section 7 extract report)**
Development Act 1993 (repealed)	
section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	**NO**
section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	**NO**
section 55—Order to remove or perform work	**NO**
section 56—Notice to complete development	**NO**
section 57—Land management agreement	**NO**
section 69—Emergency order	**NO**

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

Column 1 Prescribed encumbrance	Column 2 Other particulars required
section 71—Fire safety notice	**NO**
section 84—Enforcement notice	**NO**
section 85(6), 85(10) or 106—Enforcement order	**NO**
Part 11 Division 2—Proceedings	**NO**
Fire and Emergency Services Act 2005	
section 105F (or section 56 or 83 (repealed))—Notice to take action to prevent outbreak or spread of fire	**NO**
Food Act 2001	
section 44—Improvement notice	**NO**
section 46—Prohibition order	**NO**
Housing Improvement Act 1940 (repealed)	
section 23—declaration that house is undesirable or unfit for human habitation	**NO**
Part 7 (rent control for substandard houses) – Notice or declaration	**N/A**
Land Acquisition Act 1969	
Section 10 – Notice of intention to acquire	**NO**
Local Government Act 1934 (repealed)	
Notice, order, declaration, charge, claim or demand given or made under the Act	**NO**
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	**NO**
Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	**N/A**

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Planning, Development and Infrastructure Act 2016	
section 141 – Order to remove or perform work	**NO**
section 142 – Notice to complete development	**NO**
section 155 – Emergency order	**NO**
section 157 – Fire safety notice	**NO**
Section 192 or 193 – Land management agreement	**(Refer to PlanSA Section 7 extract report)**
section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	**NO**
section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	**NO**
Part 16 Division 1 – Proceedings	**NO**
section 213 – Enforcement notice	**NO**
section 214(6), 214(10) or 222-Enforcement order	**N/A**
Public and Environmental Health Act 1987 (repealed)	
Part 3—Notice	**NO**
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval	**NO**
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)	**NO**
South Australian Public Health Act 2011	
Section 92-Notice	**NO**

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

Column 1 Prescribed encumbrance	Column 2 Other particulars required
South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval	**NO**
Other charges	
Charge of any kind affecting the land (not included in another item)	**N/A**

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

Particulars of Building Indemnity Insurance

Note—Building indemnity insurance is not required for—

(a) domestic building work for which approval under the *Planning, Development and Infrastructure Act 2016,* the repealed *Development Act 1993* or the repealed *Building Act 1971* is or was not required; or

(b) minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or

(c) domestic building work commenced before 1 May 1987; or

(d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 2011*; or

(e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted under section 45 of that Act.

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

Building Indemnity Insurance is required.... **NO** (refer above note):

1 Name(s) of person(s) insured:.....

2 Name of insurer:.....

3 Limitations on the liability of the insurer:.....

4 Name of builder:.....

5 Builder's licence number:.....

6 Date of issue of insurance:.....

7 Description of insured building work:.....

.....

.....

Exemption from holding insurance:

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

N/A

If **YES**, give details:

(a) Date of the exemption:.....

(b) Name of builder granted the exemption:.....

(c) Licence number of builder granted the exemption:.....

(d) Details of building work to which the exemption applies: .....

.....

.....

(e) Details of conditions (if any) to which the exemption is subject: .....

.....

.....

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

Particulars relating to Environment Protection

Further information held by councils

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

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

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

NO

Note—

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

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

It should be noted that—

(a) the approval of development by a council does not necessarily mean that the development has taken place;

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

This statement is made the **5 February 2025**

MARIO BARONE
CHIEF EXECUTIVE OFFICER

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

PlanSA

Data Extract for Section 7 search purposes

Valuation ID 1901567201

Data Extract Date: 05/02/2025

Parcel ID: S13597 UN3

Certificate Title: CT5282/821

Property Address: UNIT 3 67 DEVITT AV PAYNEHAM SOUTH SA 5070

Zones
General Neighbourhood (GN)

Subzones
No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 45 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.

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.

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

CITY OF PAYNEHAM

DECISION NOTIFICATION FORM

REG

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

Development Number: 190/360/94

FOR DEVELOPMENT APPLICATION: DATED: 5/12/94

REGISTERED ON: 5/12/94

To: Belperio Investments
20 Lauretta Street
NEWTON SA 5074

LOCATION OF PROPOSED DEVELOPMENT

House No: 67	Lot No: 87	Street: Devitt Avenue	Town/Suburbs Payneham South

Nature of Proposed Development	Two attached and one detached single storey dwellings

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Provisional Development Plan Consent	19/12/94	14		
Land Division				x
Land Division (Strata)				x
Provisional Building Rules Consent	25/1/95	Nil		
Public Space				x
Other				x
DEVELOPMENT APPROVAL	25/1/95	~~One~~ Two		

Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out in the attached sheet.

NO WORK CAN COMMENCE ON THIS DEVELOPMENT UNLESS A DEVELOPMENT APPROVAL HAS BEEN OBTAINED. IF ONE OR MORE CONSENTS HAVE BEEN GRANTED ON THIS NOTIFICATION FORM, YOU MUST NOT START ANY SITE WORKS OR BUILDING WORK OR CHANGE THE USE OF THE LAND UNTIL YOU HAVE ALSO RECEIVED NOTIFICATION OF A DEVELOPMENT APPROVAL.

Date of Decision: 25/1/95

☐ Council Chief Executive Officer or Delegate
☐ Sheets Attached

Signed: _____ Date: _____

MD:BLDNOTIF.DOC

Form 1

196 O.G. Road, Felixstow S.A. 5070
Postal Address: P.O. Box 270, Marden, S.A. 5070
Telephone: (08) 336 1288 Facsimile: (08) 365 0876

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

CITY OF PAYNEHAM

CONSENT CONDITIONS

Development Number 190/360/94

1. The driveway be widened to 6 metres in width to the satisfaction of the City Planner.

2. The finished flow levels of the three (3) dwellings be reduced to FL10.20.

3. The development, unless otherwise approved by the Council, shall proceed in accordance with the plans and reports submitted with the application as amended by conditions herein.

4. Stormwater from all roofs, gutters, downpipes, paved areas and garden areas be drained to an underground sump or underground sumps situated adjacent to the boundary of the subject land, thence to the street watertable through steel or concrete pipes or steel box sections located below the level of the footpath.

5. All stormwater collected on the surface of the subject land shall be diverted into the underground stormwater system prior to discharging into the street.

6. Properly designed and constructed retaining walls shall be erected wherever the level of the subject land is raised above or lowered below the level of land adjoining the subject land. Unless otherwise approved by Council all such walls shall be constructed of reinforced concrete.

7. All paved areas are to be properly maintained and kept in good repair at all times.

8. Areas set aside for parking shall be properly line marked and the lines so marked shall be maintained in a clear and legible condition at all times.

9. Unless otherwise approved by the Council, the height of all fences shall be measured from the final paved levels established on the subject land or where retaining walls are constructed, from the top level of the retaining walls. In no case shall a fence be used to retain site filling or to retain land adjoining the subject site.

10. 1.8m high colorbond fences or some other material approved by Council shall be erected on the eastern side and northern rear boundaries.

11. Except as otherwise agreed between the applicant and the respective owners of adjoining land, the new proposed fences erected upon each of the boundaries of the subject land shall be at the expense in all things of the applicant.

12. No portion of the building shall be occupied until a Strata Title Certificate has been issued in respect of each unit erected on the subject land.

196 O.G. Road, Felixstow S.A. 5070
Postal Address: P.O. Box 270, Marden, S.A. 5070
Telephone: (08) 336 1288 Facsimile: (08) 365 0876

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

13. Clay brick paving in all driveways, parking areas and footpaths shall be laid strictly in accordance with the recommendations and standards contained in the Brick Development Research Institute Design Manual 1-1989. Concrete pavement blocks shall be laid strictly in accordance with the provisions of the Cement and Concrete Association of Australia, Technical Note TN39 - Domestic Crossovers and Driveways - Design and Construction in Interlocking Cement - November 1981, with particular compliance with the provisions relating to ground subject to seasonal movement.

14. The applicant shall, at its own expense in all things, carry out all alterations to existing inverts, kerbs, watertables, footpaths, pavements or other works in the public roads adjacent to the subject land necessary to give effect to the demolition of buildings or structures, site works and the construction of the buildings or structures and other works forming parts of the development, the subject of the consent now granted, to the reasonable satisfaction of the Council, and shall, at its own expense in all things, repair and make good any damage caused to any such inverts, kerbs, watertables, footpaths, pavements or other such works to the reasonable satisfaction of the Council. The restoration of existing vehicular accessways or the construction of new accessways over the Council's footpath is required and shall in all things be at the cost of the developer.

Reasons

Consent is granted, since the proposed development is not considered to be at serious variance with the provisions of the Development Plan.

The above mentioned conditions have been imposed to reasonably ensure that the development will not impair the orderly and proper planning of the locality or detrimentally affect the amenity of the locality, having particular regard to the Principles of Development Control applicable to such a use in the locality.

Notes

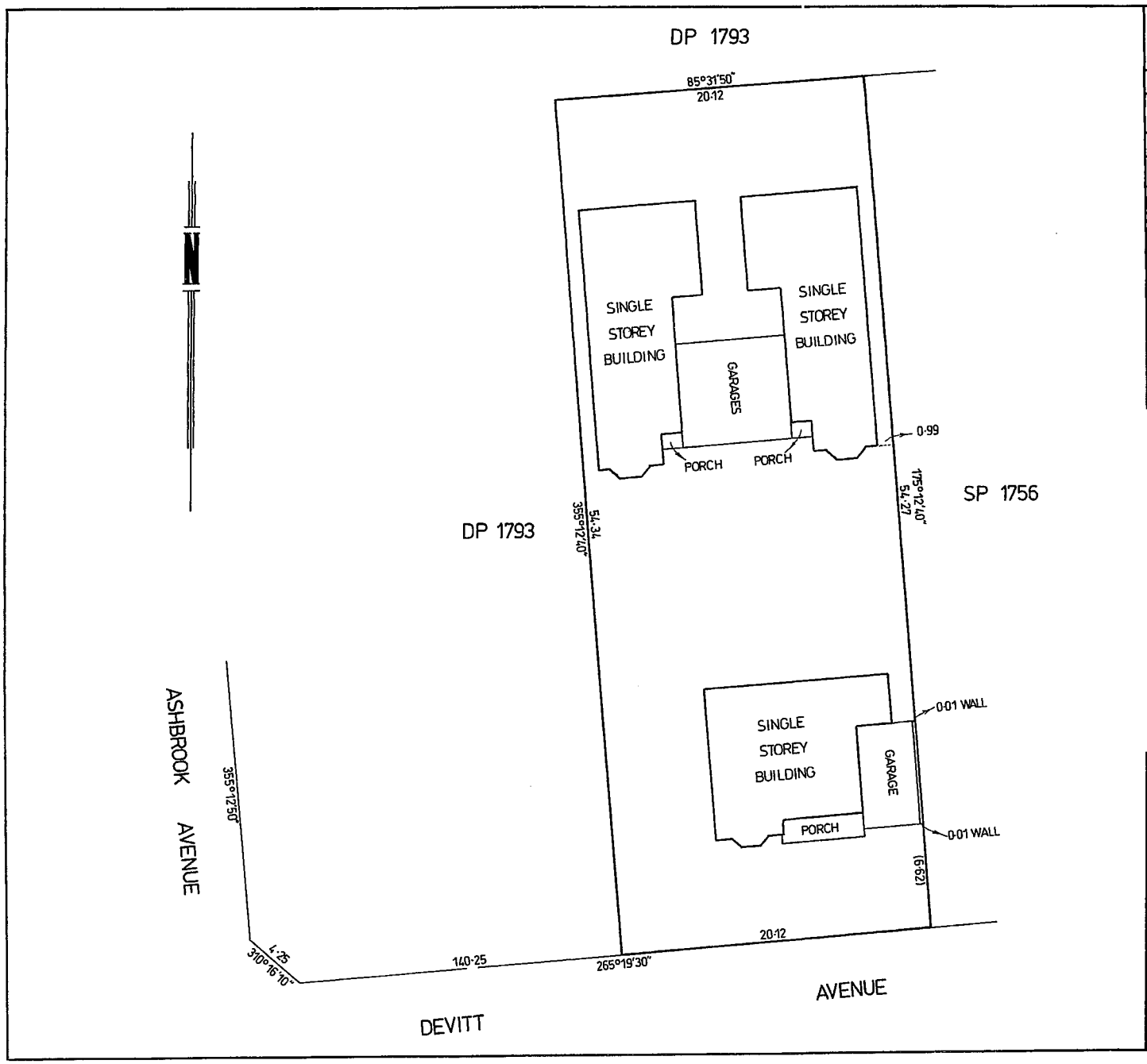
(1) Planting in the vicinity of building works may alter soil conditions around the footings of the building works. The applicant is, therefore, urged to seek expert advice before undertaking any planting in the vicinity of any building work.

(2) This consent and the conditions attached thereto, do not, and shall not, be construed to signify the Council's consent or approval of any development which is, or may be subject to the provisions of the Electricity Trust of South Australia's regulations controlling building or development within prescribed distances of overhead power supply lines, or alternatively, underground power supply lines.

Date of Decision: 19 December 1994 ☐ Council Chief Executive Officer or Delegate

196 O.G. Road, Felixstow S.A. 5070
Postal Address: P.O. Box 270, Marden, S.A. 5070
Telephone: (08) 336 1288 Facsimile: (08) 365 0876

13597



STRATA PLAN NUMBER

SP 13597

THIS IS SHEET 1 OF 3 SHEETS

DEPOSITED 26/7/1995 — PRO REGISTRAR-GENERAL

RWC

MAP REFERENCE 6628-42 b

TITLE REFERENCE C.T. 5139 / 756

O.B./LAST PLAN REF. FP 36291 | TOTAL AREA 1093 m²

HUNDRED ADELAIDE

~~TOWNSHIP~~/AREA PAYNEHAM SOUTH

COUNCIL CORPORATION OF THE CITY OF PAYNEHAM

LOT 87 IN DP 1793 OF PART SECTION 2041

SCALE 0 5 10 15 20 METRES

ANNOTATIONS

SITE PLAN

I, JOHN CHARLES BESTED a licensed surveyor under the Survey Act, 1992, certify:-

(a) that this plan correctly delineates the boundaries of the land comprised in the plan and all units, unit subsidiaries, common property and other buildings shown on the plan;

(b) that this plan is correct for the purposes of the Strata Titles Act, 1988, and regulations.

Dated this 28th day of APRIL 1995

Licensed Surveyor

JOHN C BESTED & ASSOC PTY LTD
SURVEYING & PLANNING CONSULTANTS
ACN 007 916 814
362 MAGILL ROAD KENSINGTON PARK 5068
PHONE (08) 332 7111 FAX (08) 364 1829
REFERENCE 7616 ASH

AS 4

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

13597

STRATA PLAN NUMBER

SP 13597

THIS IS SHEET 2 OF 3 SHEETS

DEPOSITED 26/7/1995

MAP REFERENCE 6628-42 b

COUNCIL CORPORATION OF THE CITY OF PAYNEHAM

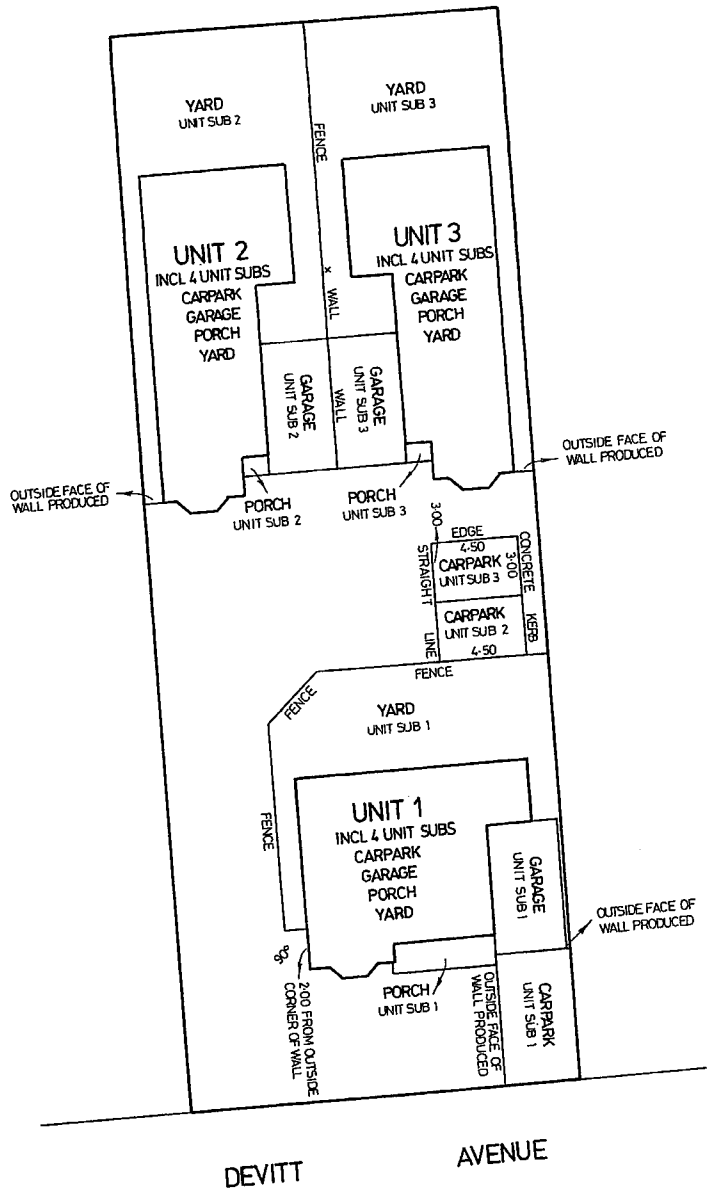
SCALE 0 5 10 15 20 METRES

ANNOTATIONS

THE LOWER AND UPPER BOUNDARIES OF A UNIT SUBSIDIARY SHOWN AS YARD ARE 0·30 METRES BELOW EXISTING GROUND LEVEL AND 3·00 METRES ABOVE EXISTING GROUND LEVEL RESPECTIVELY EXCEPT WHERE LIMITED IN HEIGHT BY OVERHANGING STRUCTURES.

THE LOWER AND UPPER BOUNDARIES OF A UNIT SUBSIDIARY SHOWN AS CARPARK ARE EXISTING GROUND LEVEL AND 3·00 METRES ABOVE EXISTING GROUND LEVEL RESPECTIVELY EXCEPT WHERE LIMITED IN HEIGHT BY OVERHANGING STRUCTURES.

N



GROUND FLOOR PLAN

JOHN C BESTED & ASSOC PTY LTD
SURVEYING & PLANNING CONSULTANTS
ACN 007 916 814
362 MAGILL ROAD KENSINGTON PARK 5068
PHONE (08) 332 7111 FAX (08) 364 1829
REFERENCE 7616 ASH

AS 5

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

Application No. 7962100	STRATA PLAN NUMBER SP 13597
	DEPOSITED 26/07/1995 PRO REGISTRAR-GENERAL
	THIS IS SHEET 3 OF 3 SHEETS

SCHEDULE OF UNIT ENTITLEMENTS

UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT
1	3480				
2	3260				
3	3260				
				AGGREGATE	
				ROAD OR RESERVE ALLOTMENTS	
AGGREGATE	10000	AGGREGATE			

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

Schedule 3—Articles of strata corporation

1 (1) A unit holder must—

(a) maintain the unit in good repair;

(b) carry out any work ordered by a council or other public authority in respect of the unit.

(2) The occupier of a unit must keep it in a clean and tidy condition.

2 A person bound by these articles—

(a) must not obstruct the lawful use of the common property by any person; and

(b) must not use the common property in a manner that unreasonably interferes with the use and enjoyment of the common property by the other members of the strata community, their customers, clients or visitors; and

(c) must not make, or allow his or her customers, clients or visitors to make, undue noise in or about any unit or the common property; and

(d) must not interfere, or allow his or her customers, clients or visitors to interfere, with others in the enjoyment of their rights in relation to units or common property.

3 A person bound by these articles must not use the unit, or permit the unit to be used, for any unlawful purpose.

4 Subject to the *Strata Titles Act 1988*, a person bound by these articles must not, without the strata corporation's consent, keep any animal in, or in the vicinity of, a unit.

5 A person bound by these articles—

(a) must not park a motor vehicle in a parking space allocated for others or on a part of the common property on which parking is not authorised by the strata corporation; and

(b) must take reasonable steps to ensure that his or her customers, clients or visitors do not park in parking spaces allocated for others or on parts of the common property on which parking is not authorised by the strata corporation.

6 A person bound by these articles must not, without the consent of the strata corporation—

(a) damage or interfere with any lawn, garden, tree, shrub, plant or flower on the common property; or

(b) use any portion of the common property for his or her own purposes as a garden.

7 A person bound by these articles must not—

(a) bring objects or materials onto the site of a kind that are likely to cause justified offence to the other members of the strata community; or

(b) allow refuse to accumulate so as to cause justified offence to others.

8 A person bound by these articles must not, without the consent of the strata corporation, display any sign, advertisement, placard, banner or any other conspicuous material of a similar nature—

(a) on part of his or her unit so as to be visible from outside the building; or

(b) on any part of the common property.

9 The occupier of a unit may, without the consent of the strata corporation, paint, cover or in any other way decorate the inside of any building forming part of the unit and may, provided that unreasonable damage is not caused to any common property, fix locks, catches, screens, hooks and other similar items to that building.

10 The occupier of a unit used for residential purposes must not, without the consent of the strata corporation, use or store on the unit or on the common property any explosive or other dangerous substance.

11 A person bound by these articles—

(a) must maintain within the unit, or on a part of the common property set apart for the purpose by the strata corporation, a receptacle for garbage adequately covered; and

(b) must comply with all council by-laws relating to the disposal of garbage.

12 A unit holder must immediately notify the strata corporation of—

(a) any change in the ownership of the unit, or any change in the address of an owner;

(b) any change in the occupancy of the unit.

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APPLICATION/STATEMENT

STRATA TITLES ACT 1988 (SECTION 41)

To: The Secretary Corporation No. **13597**Incorporated

From: The Form 1 Company

on behalf of the Unit owner in regard to:

Unit 3 in the above Corporation which is situated at:

67 Devitt Avenue Payneham South

And owned By Estate of E Parraga

We request that you provide the following information:

PART 1 FINANCIAL DETAILS

1.1 Unit Entitlement 1/3 Total of all Unit Entitlements 3/3

1.2 (a) Maintenance Contributions

Amount Payable $ ..... per ..... Paid to ... /... /.....

(b) Levies Payable (Description, Amount, Due Date)

(1) Annual Strata Buildings Insurance due 31/07/2025

(2) .....

(c) Arrears

Contributions $..... Levies $..... Interest $ .....

As at ... / ... / ..... Total Arrears $ .....

NB Interest accrues daily at ..... % per annum

(d) Water use charges to be paid by *Corporation / Owner each Unit Owner

1.3 Liabilities of the Corporation

(a) Current liabilities incurred by the Corporation to which the unit holder must or is likely to be required to contribute: (excluding 1.2)

(1) Unit Exterior Painting $6390 + GST _ expires April 25/2025

(2) .....

(b) Future liabilities resolved to be incurred by the Corporation to which the unit holder must or is likely to be required to contribute: (excluding 1.2)

(1) Strata Insurance July 2025-2026 TBA

(2) Garden Maintenance Funds - TBA as agreed by Strata Meeting

1.4 Assets of the Corporation

Name of Fund: BANK SA Society Cheque Account

Where held: Norwood Branch SA

(a) Sum standing to credit of fund $ 1392.60

(b) Amount budgeted for known expenses $ .....

(c) Amount in Sinking Fund $ 500.00 Purpose .....

Strata Property Maintenance

(d) Particulars of other assets: (common property improvements that do not appear on the strata plans)

Strata Gardens In Ground Watering System Garden Plants

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PART 2 INSURANCE DETAILS

Insurer FLEX INSURANCE HS0006110587

Property Cover $ 1,587,974.00 Expiry Date 31 / 07 / 25 Policy No. as above

Public Liability $ 10,000000 Expiry Date 31 / 07 / 25 Policy No. as above

Other Covers (eg Voluntary Workers, Fidelity Guarantee, Machinery Breakdown, Flood)

(1) Fidelity $ 100,000 Expiry Date 31 07 25 Policy No. as above

(2) Loss Rent $ 238,196 Expiry Date 31/07/25 Policy No. as above

(3) & Temp Acc $ ..... Expiry Date ... / ... / ..... Policy No. .....

PART 3 Please supply a copy of each of the following: (Applicant to delete if not required)

3.1 (a) Minutes of general meetings of the Corporation for the last two (2) years.

(b) Minutes of management committee meetings of the Corporation for the last two (2) years

(c) Detail of any "special resolution" or "unanimous resolution" affecting the unit or common property passed during the last five (5) years (excluding those contained in (a) above.

Refer relevant minutes attached see attachment - Minutes

3.2 Statement of Accounts of the Corporation last prepared

3.3 The Articles of the Strata Corporation

3.4 Certificate of Currency of Insurance

3.5 Insurance Policy(ies) currently in force by the Corporation

PART 4 Please complete the following:

The Corporation's records are available for inspection at 6 Lincoln Rd Paradise SA 5075

On any working day between the hours of 10:30 am and 4:00 pm.

Contact phone [redacted]

(A fee of $5.00 will be charged)

PART 5 Date of Application 7 February 2025

Signed for and on behalf of the Applicant .....

Date of Statement 19 / 02 / 2025

Signed for/on behalf of the Corporation S. K. Cranwell

Applicant please note:

1. This statement does not take into account any decisions or transactions of the Corporation at or subsequent to the issue thereof.
2. Applicants are invited to check the current status prior to settlement.
3. Please advise the Corporation the name and address of the new owner when settlement has been effected.

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Strata Plan 13597 Minutes

Record of conversations regarding the Strata Property: December- February 2025

Since the owner of Unit 3 became deceased, it has not been possible to organise a Face to Face Strata Meeting. The U3 property management has been dealing with Estate Legal issues.
The Strata Insurance requirements were met for the 2023-24 and 2024-25 financial years.
Unit owners 1&2 and Unit 3 Executor, were provided with the Strata Insurance accounts and updated terms for each of the above years on receipt of the accounts due, from Flex Insurance .
Payment completion and Strata Insurance Renewal confirmation from Flex was forwarded to each unit owner when received.

Further, on 16th January 2025 the Executor of U3 forwarded to the Strata Secretary the first paint quote for having the interior and exterior of U3 re-painted.
An alternate company- the Second quote, was also received later that day.

Following discussion with all unit owners for Units 1 &2, it was agreed that the exterior of all 3 units required painting, as soon as possible, due to their degraded state.
A short phone contact with the Unit 3 Executor confirmed that the exterior of all 3 units was necessary due to their degrading state.
Brief discussion followed regarding possible preferred colours.
On January 23, 2025, the Strata Secretary received a third quote for painting the Exterior only, for all 3 Units. The 3rd Quote was more comprehensive as it included each unit's front door & frames and External render (all of which need to receive appropriate attention)
The first 2 quotes omitted the above additional areas. .
The 3rd quote was forwarded to the Unit 3 Executor.
A recent phone contact from the Executor U3 informed the Secretary that the beneficiaries of Unit 3 Estate do not agree to having the exterior of Unit 3 painted prior to the pending sale of the unit.

It should be noted that the owners of Unit 1 and Unit 2, 67 Devitt Ave, are in agreement regarding accepting the latest paint quote- Exterior only for all 3 units- from "Paintology" contractors.
The 3rd quote is competitive and because it is more comprehensive it will provide a longer lasting benefit overall for the exterior integrity of the units.
The cost of each unit is to be met by each unit owner--- as the Quotation specifies each unit's price individually.
Unit 3 quote is $6390 + GST (10%) and includes Exterior timbers, Fascias, Eaves, Rear Pergola, Front door & surrounds and the Render.
The Paintology Quotation received expires after 90 days.

Preparation on Form 1 FEE payable to Strata Corporation 13597 $55.00

Thanking You

S K Cranwell 18/02/25

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

Flex insurance
w: www.flexinsurance.com.au

STRATA CORPORATION NO. 13597 INC.
67 DEVITT AVENUE
PAYNEHAM SOUTH SA 5070

Renewal Invitation Residential Strata Insurance Plan

Policy Number	**HS**0006110587
Quote Version Number	2
Invitation Valid Until	31/07/2024
Policy Wording	FLEX INSURANCE RESIDENTIAL STRATA INSURANCE PLAN
The Insured	STRATA CORPORATION NO. 13597 INC.
Situation	67 DEVITT AVENUE PAYNEHAM SOUTH SA 5070
Policy Period	31/07/2024 to 31/07/2025 at 4:00pm

Cover Selected		Sum Insured
Section 1	Insured Property	
	Building	$1,587,974
	Common Area Contents	$0
	Loss of Rent & Temporary Accommodation (total payable)	$238,196
	Optional Benefit Lot/Unit Wall Coverings	Selected
Section 2	Liability to Others	$10,000,000
Section 3	Voluntary Workers	Not Selected
Section 4	Fidelity Guarantee	$100,000
Section 5	Office Bearers' Legal Liability	Not Selected
Section 6	Machinery Breakdown	Not Selected
Section 7	Catastrophe Insurance	Not Selected
Section 8	Government Audit Costs and Legal Expenses	Not Selected
Section 9	Lot Owners' Fixtures and Improvements (per lot)	Not Selected

Flood Cover is included.

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

Flex+ Optional Benefits

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

Flex insurance

Not Selected

Excesses		Amount
Section 1	Insured Property	$1,000
	Water Damage	$2,500
Section 2	Liability to Others	$1,000
Section 4	Fidelity Guarantee	$500

Other excesses payable are shown in the Policy Wording.

Premium

Base Premium	$2,303.78
Levies	$0.00
GST	$245.39
Stamp Duty	$278.76
Admin Fee	$150.00
Total Payable	**$2,977.93**

Date of Issue 18/07/2024

Refer to **Important Information** for excess descriptions and confirmation of cover. Please refer to Product Disclosure Statement and Policy Wording QM 8026 1023.

We confirm our invitation to renew, subject to the following conditions and important information. If you would like to accept this invitation, please refer to your payment options on the Tax Invoice.

Conditions of this Invitation

This renewal invitation is based on the following. If any of these are incorrect, please contact us as it may affect the renewal invitation and the terms and conditions on which we will provide insurance cover.

1. The proposed Insured (either alone or jointly with any other person or entity) has not had any previous insurance declined, renewal refused, cancelled or special terms or conditions applied to any application, renewal or Policy.
2. The renewal invitation is based on the claims history you provided in your initial quotation request and your history with us. No claims or incidents have occurred to your knowledge or the knowledge of the insured that have not yet been notified to us.
3. No changes to the Description of Occupancies have occurred since your initial quotation request.
4. We may disclose the information which you have provided to us in your quotation request and generally to our related body corporates, namely CHU Underwriting Agencies Pty Ltd (ABN 19 000 580 070, AFSL no 243261) not only in relation to the insurance product the subject of this quotation but also in relation to insurance products offered to you by our related body corporates.
5. By accepting this quotation, you are consenting to these conditions.

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Flexinsurance

What you told us Residential Strata Insurance Plan

About You

Name	[redacted]
Phone	
Email	

Owners

Strata Corporation No.	13597
Address	67 DEVITT AVENUE PAYNEHAM SOUTH SA 5070
Managed by Strata Company?	No

Building Details

Lot/Unit Wall Coverings	Yes
Building Name	STRATA CORPORATION NO 13597 INC
Original Year Built	1980
Number of Lots	3
Number of Floors	1
Number of Basements	0
More than 20% of building used for commercial purposes?	No
Known Defects?	No
External Walls	Brick Veneer/Cement
Roof	Aluminium/Zinc/Colourbond/Iron/Steel
Floors	Concrete
EPS/Sandwich panels	0%
Number of lifts	0
Number of pools/spas	0
Playground	No
Jetty, Wharf, Pontoon or Marina	No
Lake, Pond or Waterway	No
Public Gym	No
Ground Floor Occupancy	Residential
Fully Occupied?	Yes
Aluminium Composite Panels (ACP)	No

Building Fire Protection

Fire Extinguishers	No
Fire Hydrants or Hose Reels	No
Automatic Fire Alarm	No
Sprinklers	No sprinklers

Building Contact Details

Property Contact Name	[redacted]
Phone	
Email	

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Flex insurance

Important Information

Your duty when you renew your policy

This document sets out the information we hold about you, your property and your policy.

By law, you must take reasonable care not to make a misrepresentation. This means before renewal, you must review this information and tell us if anything is wrong or if there have been any changes. Some types of changes may impact our offer of renewal terms.

If we do not hear from you and you renew your policy, this means you agree that the information you have previously provided to us is correct and that nothing has changed.

If you do not tell us about anything that has changed, or if any of the information is misleading, incomplete, inaccurate or fraudulent we may reduce or not pay a claim, cancel your policy or treat it as if it never existed.

If anything is unclear, please contact us.

Excesses – explanatory notes

Earthquake Excess

For earthquake or seismological disturbance, where loss or Damage occurs during any one period of 72 consecutive hours, the Excess is $500, or the Excess amount shown in the Policy Schedule, whichever is greater.

Unoccupancy Excess

An Excess of $2,500 will apply to Section 1 claims if 50% or more of the available Lots/Units are unoccupied at the time of loss.

Other Excesses

Whenever an Excess is shown in the Schedule, You have to pay or contribute the stated amount for each loss arising out of or consequent upon that Event.

For example, a different Excess may apply for a specific Event such as water damage, Flood, Storm or another type of Event.

Payment of any Excess shown in this Policy or in the Schedule for each claim made may be requested from You when the claim is lodged, or may be deducted from Our payment if Your claim is accepted.

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Flex insurance

STRATA CORPORATION NO. 13597 INC.
67 DEVITT AVENUE
PAYNEHAM SOUTH SA 5070

Tax Invoice Residential Strata Insurance Plan

Date of Issue 18/07/2024

Policy Number HS0006110587-2

Thank you for choosing Flex Insurance

STRATA CORPORATION NO. 13597 INC.
67 DEVITT AVENUE PAYNEHAM SOUTH SA 5070

Premium Summary	
Base Premium	$2,303.78
Levies	$0.00
GST	$245.39
Stamp Duty	$278.76
Admin Fee	$150.00
Total Payable	**$2,977.93**
Due Date	31/07/2024

Please check all documents and review the 'Important Information' in your schedule. If you need to make any changes, please email info@flexinsurance.com.au.

DEFT® PAYMENT SYSTEMS (Macquarie Bank)

Flex insurance

Payment Slip

Pay from your registered credit card or bank account at deft.com.au.
^Register at deft.com.au or by calling 1800 672 162. Registration is NOT required for one off credit card payments.

EFT / Direct Deposit
Macquarie Bank BSB **182-222**
Account No **3038 1192 1**
Payment Reference No **2780674**

BPAY
Biller Code **20362**
BPAY Reference **4044 0027 8067 44**
Contact your financial institution to make a BPAY payment from your cheque or savings account.

Post Billpay
Post Office
Pay in person at any Australia Post Office, using Cheque or EFTPOS.

DEFT Reference Number
4044 0027 8067 44
Pay by credit card at www.deft.com.au.
Payments by credit card may attract a surcharge.
VISA

Premium Due
$2,977.93

*498 404400 27806744

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

Flex insurance

STRATA CORPORATION NO. 13597 INC.
67 DEVITT AVENUE
PAYNEHAM SOUTH SA 5070

Renewal Comparison to Last Year's Premium Residential Strata

Policy Number HS0006110587
Policy Period 31/07/2024 to 31/07/2025 at 4:00pm

About your premium comparison

This page provides a comparison of the total premium you paid on your policy last year with the premium we're offering you this year.

Your renewal comparison

	*Last year	This year
Base Premium (including savings)	$2,159.46	$2,303.78
Levies	$0.00	$0.00
Goods and Services Tax	$224.95	$245.39
Stamp Duty	$261.29	$278.76
Admin Fee	$90.00	$150.00
Total Payable	$2,735.70	$2,977.93

Last year's premium represents the amount you were charged for your insurance policy at the commencement of the last policy term, including any variations and endorsements during the policy period. It does not include any intermediary fees.

*"Last year" refers to the duration of your previous period, whether it was originally full year or short term.

Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

Premiums and pricing

Premiums are regularly reviewed and take into account a number of risk factors such as location and construction, claims history, type of cover selected and indexation of sum insureds. We also factor in business expenses including operating and reinsurance costs.

If you would like further information

Contact us in the first instance if you have questions about your policy.

Policy Number HS0006110587, Strata Corporation 13597 Inc for $2977.93 (FULLY PAID) - Direct

Inbox ×

Simone Lindeman 8:54 AM (2 hours ago)

to me

Hi Suzanne,

Flex have been paid $992.49 on 27/8/24 Deft I/CCd MC 2780674.
This renewal is now fully paid.
Thank you for your help in sorting this out.

Simone Lindeman
National Banking Officer

CHU Underwriting Agencies Pty Ltd
P 1300 361 263 | **W** www.chu.com.au
A Level 33, 101 Miller Street North Sydney NSW 2060
We are committed to supporting our customers. If you have a concern, complaint or compliment, click here for support.

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Docusign Envelope ID: D18C2DD4-C9EA-4AAA-974E-C9B35EB238CD

bank SA

10 Feb 2025

Account Details

Select a different account | Go

Society Cheque

BSB 105-010 Acc 121 609 040

▸ View eStatements

$1,392.60

Available balance: **$1,392.60**

Account Type	Society Cheque
Card Authorisations	$0.00
Interest Earned Last Financial Year (01/07/2023 - 30/06/2024)	$1.37
Interest Earned To Date (01/07/2024 - to date)	$0.00