Form 1 - Vendor's statement

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

Contents

Preliminary

Part A - Parties and land

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

Part C - Statement with respect to required particulars

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

Schedule

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:

Natasha Louise Ramantanis as Executor of the Estate of Marguerite Southern

Address:

38 Mirls Street Newport VIC 3015

4 Vendor's registered agent:

Klemich Real Estate Pty Ltd (A.C.N. 101 825 147)
T/A Klemich Real Estate RLA 174424

Address:

1/245 Fullarton Road Eastwood SA 5063

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

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

5/538 Portrush Road St Georges SA 5064

Unit 5 Strata Plan 11656 in the area named St Georges Hundred of Adelaide being improved land and whole of the land in Certificate of Title Volume 5058 Folio 714

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

To the purchaser:

Right to cool-off (section 5)

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

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

(a) you purchased by auction; or

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

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

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

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

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

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

2 - Time for service

The cooling-off notice must be served -

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

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

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

3 - Form of cooling-off notice

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

4 - Methods of service

The cooling-off notice must be -

(a) given to the vendor personally; or

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

38 Mirls Street Newport VIC 3015

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

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

brenton@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;

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

5 - Effect of service

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

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

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

Proceeding with the purchase

If you wish to proceed with the purchase -

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

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

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

Part C - Statement with respect to required particulars

(section 7(1))

To the purchaser:

*I/~~We~~ Natasha Louise Ramantanis as Executor of the Estate of Marguerite Southern

of 38 Mirls Street Newport VIC 3015

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:	23/10/2023	Date:	
Signed		Signed	
Date:		Date:	
Signed		Signed	

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

(section 9)

To the purchaser:

I, Christine Bertram of Bertram Form 1 Shop Pty. Ltd. (A.C.N. 147 186 132)

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

Exceptions:

Date: 13/10/2023

Signed:

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

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

Scanned with CamScanner

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

(section 7(1)(b))

Note -

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

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

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

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

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

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

(b) the mortgage, charge or prescribed encumbrance -

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

(A) under the heading 1. General -

1.1 Mortgage of land

1.4 Lease, agreement for lease, tenancy agreement or licence

1.5 Caveat

1.6 Lien or notice of a lien

(B) under the heading 36. Other charges -

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

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

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

Table of particulars

Column 1	Column 2	Column 3

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

1. General

1.1 Mortgage of land

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

Is this item applicable?

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

Are there attachments?

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. This item and its heading must be included in the statement even if not applicable.]*

Is this item applicable? ✓

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

Are there attachments? YES

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

Property Interest Report - Page 12

Description of land subject to easement:

CT Volume 5058 Folio 714

Nature of easement:

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. This item and its heading must be included in the statement even if not applicable.]*

Is this item applicable?

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

Are there attachments?

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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

1.4 Lease, agreement for lease, tenancy agreement or licence

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

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

Is this item applicable?

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

Are there attachments?

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

Name of parties:

Period of lease, agreement for lease etc:

From

to

Amount of rent or licence fee:

$ per (period)

Is the lease, agreement for lease etc in writing?

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

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

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

5. *Development Act 1993* (repealed)

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

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

Is this item applicable?	✓
Will this be discharged or satisfied prior to or at settlement?	NO
Are there attachments?	YES

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

City of Burnside Council search - Section 42

Condition(s) of authorisation:

Refer to Decision Notification Form for Development Application Number 180/0856/08 - Verandah

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. This item and its heading must be included in the statement even if not applicable.]*

Is this item applicable? ✓

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

Are there attachments? YES

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

City of Burnside Council search - Repealed Act

Nature of condition(s):

Refer to Decision Notification Form for Development Application Number 180/00298/88/HA - 7 group dwellings with associated parking and landscaping on one site

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? YES

Are there attachments? YES

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

Certificate of Emergency Services Levy

Date of notice:

29/09/2023

Amount of levy payable:

$208.75

29. Planning, Development and Infrastructure Act 2016

29.1 Part 5 - Planning and Design Code

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

Is this item applicable? ✓

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

Are there attachments? YES

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

City of Burnside Council search - 16 pages

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

Zone: Suburban Neighbourhood (SN)
Overlays as per Plan SA Data Extract for Section 7 search purposes included in City of Burnside Council search

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 attachment even if not applicable.]*

Is this item applicable?

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

Are there attachments?

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

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

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

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Name of person giving notice of proposed work:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

29.4 section 140 - Notice requesting access

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Name of person requesting access:

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

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work

Is this item applicable?

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

Are there attachments?

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

Date of order:

Terms of order:

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

Amount payable (if any):

29.6 section 142 - Notice to complete development

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Requirements of notice:

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

Amount payable (if any):

29.7 section 155 - Emergency order

Is this item applicable?

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

Are there attachments?

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable (if any):

29.8 section 157 - Fire safety notice

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable (if any):

29.9 section 192 or 193 - Land management agreement

Is this item applicable?

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

Are there attachments?

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

Date of agreement:

Names of parties:

Terms of agreement:

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

Is this item applicable? ☐

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

Are there attachments?

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

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

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

Is this item applicable? ☐

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

Are there attachments?

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

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable (if any):

29.12 Part 16 Division 1 - Proceedings

Is this item applicable?

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

Are there attachments?

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

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

29.13 section 213 - Enforcement notice

Is this item applicable?

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

Are there attachments?

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

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

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

Is this item applicable? ☐

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

Are there attachments? ☐

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

Particulars relating to a strata unit

✓

1 Name of strata corporation: Strata Corporation 11656 Inc.

Address of strata corporation: 538-540 Portrush Road St Georges SA 5064

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):

Administration Fund: $770.00 per quarter
Refer to Strata Corporation search attached

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

Refer to Strata Corporation search attached

(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 to Strata Corporation search attached

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

1,550 of 10,000

[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 strata 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;

NO

(c) a copy of current policies of insurance taken out by the strata corporation.

YES

[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:

A request was sent to the Strata Corporation on 3/10/2023 and we were advised that there is no statement of accounts.

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

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

Refer to Strata Corporation search attached

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

Name: Mike Greening

Address: mikejane1@optusnet.com.au

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.

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.

A free telephone Strata and Community Advice Service is operated by the Legal Services Commission of South Australia: call 1300 366 424.

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

You can also seek advice from a legal practitioner.

ANNEXURES

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

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

The particulars supplied by the Strata Corporation (statement pursuant to section 41) and enclosures

Copy of Strata Plan SP11656

Copy of the Articles of the Strata Corporation

Application to Amend Articles (8282710)

Property Interest Report

Local Government Authority prescribed inquiry

SA Water Certificate

Emergency Services Levy Certificate

Land Tax Certificate

Smoke Alarm Notice

*(*Strike out whichever is not applicable)*

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1 – VENDOR'S STATEMENT

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

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

Dated this _____ Day of _____ 20

Signed: _____

_____

_____

_____

Purchaser(s)

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?

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.

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 5058 Folio 714

Parent Title(s) CT 4338/161

Creating Dealing(s) SA 7203189

Title Issued 19/12/1991 **Edition** 15 **Edition Issued** 23/06/2023

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

MARGUERITE SOUTHERN
OF UNIT 5 538-540 PORTRUSH ROAD ST GEORGES SA 5064

Description of Land

UNIT 5 STRATA PLAN 11656
IN THE AREA NAMED ST GEORGES
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
22/04/1997	8282710	APPLICATION TO AMEND ARTICLES	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

Copyright: www.landservices.com.au/copyright | Privacy: www.landservices.com.au/privacy | Terms of Use: www.landservices.com.au/sailis-terms-of-use

Sonia Cannell

Subject: FW: Strata Corporation 11656 - 5/538 Portrush Road St Georges
Attachments: Minutes 20230810.pdf; Minutes 20221022.pdf; 231004 NAB Statement.pdf; 231004 Strata Unit 5.jpg

---

From: Mike <mikejane1@optusnet.com.au>
Sent: Wednesday, October 4, 2023 12:10 PM
To: Sonia Cannell <sonia@bertramform1shop.com>
Subject: RE: Strata Corporation 11656 - 5/538 Portrush Road St Georges

Good Afternoon Sonia

Please find attached completed Form 1 and Minutes of past two Committee Meetings.

Unfortunately we do not have a Statement of Accounts. I have attached the latest NAB Statement. We have $15000 in a term deposit that is due on 30 November.

Please call if you have any questions.

Kind regards
Mike
0433039944

3 October 2023

Strata Corporation 11656 Inc
C/- Mike Greening

Dear Mike

We hereby request that you please provide our office with a **full** Body Corporate search (in accordance with Section 41 of the Strata Titles Act 1988) for the following property:

Corporation No: **Strata Corporation 11656 Inc**
Property: **5/538 Portrush Road St Georges**
Certificate of Title: **Volume 5058 Folio 714**
Owner: **Estate of Marguerite Southern**

- Unit Entitlement 5 of 7
- Financial status of the Lot: Administration Levy: $770 per quarter / ~~half year~~ / ~~year~~
  Sinking Levy: $0 per quarter / half year / year
- Date currently paid to: 01/01/2024
- Financial Status of the Corporation: ie. Funds in account $± $12000
- Expenses likely to be incurred by the Corporation (if any):
  Details: NEW INTERCOM SYSTEM. $5000. FENCING REPAIRS ± $10000 T.B.C.
- Special levies for future works (if any):
  Details FENCING REPAIRS ± $1000 - $2000.
- Strata Building Insurance details:
  Name of Insurer M.G.A. / CHU. Policy no Q 0001030678-2
  Sum Insured ATTACHED Expiry Date: 14/12/2023.

PLEASE ATTACH WITH THIS LETTER.

Thank you for your assistance in this matter and should you have any queries please contact me.

Yours faithfully

Sonia Cannell
Bertram Form 1 Shop Pty Ltd

Wootoona Close Strata Minutes

Meeting Details			
Present	Villa 1: Lynton Ireland and Rajani Srinivasan Villa 4: Mike and Jane Greening Villa 5: Margie Southern Villa 6: Judy Milewski	**Date& Time**	Tuesday 20 October 2022 7pm
Absent	Villa 2: Ros and Anthony Chow Villa 3: Angela Malcolm Villa 7: Lance Vater	**Venue**	Villa 5

No	Item	Action
	Acceptance of Previous Minutes	
1.	The minutes of the meeting held on 14 September 2021 were accepted as a true record.	
	Matters Arising	
2.	Lance organised an industrial clean of the pavers outside Villa 7.	
3.	Judy will ask Steven the gardener to look at the sprinklers.	Judy
4.	Letter sent to all residents to remind them that only toilet paper should be flushed down the toilet.	
5.	Mike put up the 538 sign on the gate.	
6.	The beading for the Wootoona Close sign was fixed by Lance's employee.	
7.	The issue of access to emergency services was discussed again. We agreed to put an external key safe in the bin area which would allow access to the property, but each resident needs their own key safe for access to their own villa. Margie will check with the Ambulance Services if this plan for a gated property would work for them.	Margie
8.	Steven has been doing our gutters (rather than Matt Palfrey). We will ask him to do them by the end of January 2023.	Judy
9.	The excessive debris caused by the large gum tree was removed.	
	New Business	
	Insurance	
10.	$5191.81 was paid for last year's insurance with CGU in December 2021. We are expecting and increase this year.	
	Maintenance	
11.	Rajani and Lynton were asked to request that the agents tell the tenants in Villa 1 to turn the sprinklers onto automatic (3 times a week for 15-20 minutes).	Lynton
12.	The sprinklers need to be set for summer.	Judy
13.	On 15 July the pine trees were trimmed for $3080, and will need doing again next year	

Wootoona Close Strata Minutes

No	Item	Action
14.	3 visits by the plumber cost $346.24 and mostly involved the tree roots in Villa 4. John and Cora in Villa 2 called Ken Hall Plumbers for an emergency which cost us $477 (much more expensive than our usual providers).	
15.	The brick pavers will be given a partial clean on 7 November, including the car park, all entrances to houses and the gate area.	
16.	The repair of the internal brush fencing is on hold until the external brick wall problem is resolved.	
17.	Organise to check flashing on the roof next year, before the end of winter.	Judy
	Gardens	
18.	Steven is doing well as our gardener.	
19.	The lawns are due for a mow, but we are expecting that to be done tomorrow.	
	Finance	
20.	We have $19152 in the bank. The strata fees of $5390 due in December will cover the insurance.	
	Correspondence	
21.	Emails sent back and forth to the Burnside Council by Mike regarding the wall safety caused by the tree roots. No assistance from the Council forthcoming.	
	Elections	
22.	Committee positions for 2022 / 2023 remain unchanged. • Chairman and Maintenance - Mike • Secretary - Jane • Treasurer - Judy • Gardens - Margie and Judy Lynton and Rajani to assist when required.	
General		
23.	None.	
Next Meeting		
24.	The next meeting will be scheduled in May 2023 (to be confirmed closer to the time).	

Wootoona Close Strata Minutes

Meeting Details			
Present	Villa 1: Lynton Ireland and Rajani Srinivasan Villa 4: Mike and Jane Greening Villa 5: David Monton (representing Margie Southern) Villa 6: Judy Milewski	**Date & Time**	Thursday 10 August 2023 7pm

No	Item	Action
	Acceptance of Previous Minutes	
1.	The minutes of the meeting held on 20 October 2022 were accepted as a true record.	
	Matters Arising	
2.	Steven the gardener to look at the sprinklers when requested by Judy.	
3.	An external key safe has been installed in the bin area which would allow emergency services to open the gates. This includes a battery which should last 5 years and will need to be checked. The code is 5064. The same code is used on the pedestrian gate.	
4.	Steven cleaned the gutters as requested at the end of autumn.	
5.	Judy asked Stephen to check flashing on the roof when he was doing the gutters and he thought all units warranted checking by a roofing person. Rajani will speak to her contact (John).	Rajani
	New Business	
	Acknowledgement	
6.	The committee acknowledged the passing of Margie Southern (owner of Villa 5) in July after a long illness. They passed on their sympathies to her partner David Monton who represented her at the meeting.	
	Insurance	
7.	The annual insurance payment to CGU is due in December 2023. We are expecting an 10% increase again this year.	Mike
	Maintenance	
8.	There has been minimal maintenance required in the last 9 months. One panel of the fencing between Villa 3 and 4 was blown down during a major storm but this was repaired for less than the insurance excess.	
9.	The cleaning of the driveway bricks between Villa 5 and 7 will continue after October.	
10.	Mike will check the lights in the driveway as they are not all coming on at the same time. He will get together with Lynton if it cannot be resolved.	Mike / Lynton
	Gardens	
11.	The trees have all been trimmed with the use of a cherry picker.	
12.	The roses have been pruned and will be fertilised.	Judy
13.	The lawn people will be asked to fertilise in spring.	Judy

Wootoona Close Strata Minutes

No	Item	Action
	Finance	
14.	Mike has taken over as treasurer recently and he and Judy have organised to do online banking. The second cheque account was closed and a term deposit account (which earns 4.2% interest) was opened with a deposit of $15000.	
15.	Mike produced an analysis of spending in the last 3 years. Most of our expenditure is on gardening, lawns and insurance. Electricity is already more than double last year, but is still not a major expense (probably around $650 this year).	
16.	The brush fencing on Portrush Road will need to be looked at again soon. Gary Davies Brush Fencing Repairs has been recommended. (0421 998 784 or gary.davies24@outlook.com).	
	Correspondence	
17.	Nil	
	Elections	
18.	Committee positions for 2023 / 2024 are: • Chairman, Treasurer and Maintenance - Mike • Secretary - Jane • Gardens - Judy Lynton and Rajani to assist when required.	
General		
19.	Villa 5 will be sold in the spring after some internal painting work has been done. Agents will be appointed by Margie's daughter Natasha in September and may be by appointment only.	
20.	When the painters come in, sun damage on some villa doors will be reviewed.	
Next Meeting		
21.	The next meeting will be scheduled in 5 or 6 months (to be confirmed closer to the time).	

NAB Business
Cheque Account
For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

/067067
STRATA CORPORATION 11656
UNIT 6
538 PORTRUSH ROAD
ST GEORGES SA 5064

Account Balance Summary

Opening balance	$338.96 Cr
Total credits	$770.00
Total debits	$838.02
Closing balance	**$270.94 Cr**

Statement starts 17 August 2023
Statement ends 15 September 2023

Outlet Details

Unley
260 Unley Rd, Unley SA 5061

Account Details

STRATA CORPORATION 11656
BSB number 085-458
Account number 69-710-8643

Transaction Details

Date	Particulars	Debits	Credits	Balance
17 Aug 2023	Brought forward			338.96 Cr
30 Aug 2023	Internet Bpay AGL South Aust P/L 579180059035867732	139.48		
	Internet Transfer Wootoona Gardening	88.00		111.48 Cr
1 Sep 2023	---------- ------Transactions------- -----Amount------			
	Monthly Transaction Summary Total Free Charged			
	>$35,000 Total Bal. N			
	Account Service Fee	$4.00		
	Total Account Fees	$4.00		

	Account Fees	4.00		107.48 Cr
7 Sep 2023	Strata Fees Unit 4 Michael Greening 068523		770.00	877.48 Cr
14 Sep 2023	Internet Transfer Irrigation 216	606.54		270.94 Cr

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	$0.00	$0.00
Bank Account Debit (BAD) tax	$0.00	$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.
We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.

For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.

258/793694686 / E-67067 S-121881 I-243761

MGA Insurance Brokers Pty Ltd
176 Fullarton Road
DULWICH
S.A. 5065
Website: www.mga.com

AFS Licence No. 244601
ABN 29 008 096 277

INVOICE

Issued 15.11.2022

Total Payable*

A$ 5,830.74
includes GST of 479.57

Pay By

14th December 2022
or within 7 days of invoice receipt

Our Reference

I4180188

Policy Number

Q0001030678-2

Strata Corporaton No 11656
Mike [mikejane1@optusnet.com.au]

Class: Strata/Community Corporation - Domestic

PROTECTING AUSTRALIANS SINCE 1975

MGA Insurance Brokers is one of the top 10 Insurance Brokerages in Australia with 40 offices and over 200 personnel Australia wide



IMPORTANT INFORMATION

Please review your policy documents carefully and contact us immediately if any details are incorrect, other changes are required or if you have any questions regarding your policy.

Renewal Transfer For: 538-540 Portrush Road, St Georges

If you should have any queries, please contact:
Ashley Ward on (08) 8291 2350

Claims, or circumstances that may give rise to a claim, must be notified immediately as late notification may cause denial of liability in some instances. Refer to your policy for more details.
*Please refer to the enclosed Tax Invoice for a detailed breakdown of the above Total Payable amount.

Payment Options:

BPAY
Biller Code: **36160**
Reference: **041801880033**
From savings or cheque account

Post your cheque with this payment slip to:
MGA Insurance Brokers Pty Ltd
Locked Bag 4001
KENT TOWN DC SA 5067

Post Billpay
Pay in person at any Australia Post outlet using cash, cheque or EFTPOS.

IN PERSON
Pay in person at any Australia Post outlet or at your local MGA Office.

CREDIT CARD
Visit our website at: www.mga.com to pay by Visa, Mastercard or Amex.
A surcharge (Incl. GST) will apply.
Client Reference: MGA ADL S8256
Invoice Reference: I4180188

eft
Pay using internet banking by entering the below BSB, account and reference details:
BSB: 085-456
Account: 766808934
Reference: 14180188

Total Payable A$ 5,830.74

*2871 041801880033

Broker: Ashley Ward
MGA ADL S8256 1516623/002 I4180188

austbrokers
AN AUSTBROKER MEMBER

OUR PRIVACY POLICY

We are committed to protecting your privacy in accordance with the Privacy Act 1988 (Cth) (Privacy Act) and the Australian Privacy Principles (APP's). Where required, we will provide you with a Collection Notice which outlines how we collect, disclose and handle your information.

You can also refer to our Privacy Policy available on our website or by contacting us for more information about our privacy practices including how we collect, use or disclose your information, how to access or seek correction to your information or how to complain in relation to a breach of the Australian Privacy Principles and how such a complaint will be handled.

YOUR DUTY OF DISCLOSURE

You have a duty of disclosure under the Insurance Contracts Act 1984.

When applying for insurance and answering any questions, you need to advise anything you know, or that a reasonable person in the circumstances would know, that may affect or be relevant to the insurer's decision to insure you and on what terms.

You must comply with your duty of disclosure until the insurer agrees to insure you (including any renewal, extension, variation or reinstatement as applicable), and if anything that you have disclosed to us changes before that time, you also need to tell us.

The duty applies to you and anyone else that you want to be covered by the contract.

If you are in doubt tell us and we can help.

NON-DISCLOSURE

If you fail to comply, the insurer may reduce its liability under the contract in respect of a claim, cancel the contract or both. If your failure is fraudulent, they may also avoid the contract from its beginning.

AVERAGE OR CO-INSURANCE

Check your sums insured are adequate to cover the full replacement value of your items in the event of a claim. Where the contract of insurance includes an Average or Co-Insurance provision, you will be considered your own Insurer for the difference between the sum insured at the time of loss and the specified percentage of the true value of the property lost or damaged. The effect of the Average or Co-Insurance provision is that you will bear a rateable proportion of any loss in the event of any under-insurance.

THIRD PARTY INTERESTS

You should advise the Insurer of the interest of all third parties (e.g. financiers, lessors, mortgagees) in the subject matter of policy. The interest of such third parties may only be protected if it is noted on the policy.

HOLD BLAMELESS OR PREVENTING THE RIGHT OF RECOVERY

Please be aware that if you are a party to any agreement or understanding that has the effect of excluding or limiting the insurer's rights of recovery from a third party, the insurer may have the right to refuse to indemnify you for such loss if it is shown that Insurer's rights of recovery has been prejudiced by your action.

ASSOCIATIONS WITH RELATED BODIES CORPORATE

We are members of the Austbrokers network of insurance brokers. MGA Insurance Brokers is an equity member within the Austbrokers network. AUB Group Limited (ABN 60 000 000 715) (AUB) is a sole shareholder of Austbrokers Member Services Pty Ltd ACN 123 717 653, a company that provides marketing, distribution and training services to members of Austbrokers.

MGA Insurance Brokers Pty Ltd and MGA EziPay Pty Ltd (ABN 12 119 047 960) are wholly owned subsidiaries of MGA Management Services Pty Ltd (ABN 47 008 210 482).

ASSOCIATION WITH AN UNDERWRITING AGENCY

We have an association with Millennium Underwriting Agencies Pty Ltd (ABN 38 079 194 095). MGA Insurance Brokers Pty Ltd and Millennium Underwriting Agencies Pty Ltd have some common directors and a proportion of the shares of each company have some common beneficial ownership.

IMPORTANT INFORMATION

This document provides only brief details of the insurance. The full terms and conditions are contained in the policy documents and it is essential that you read these carefully. Should you have any questions about the scope of cover provided, please contact your local MGA office for an explanation.

MGA subscribes to the Australian Financial Complaints Authority (AFCA). Should you have any complaint about MGA please contact our office immediately. The latest version of our Financial Services Guide is available on our website www.mga.com

LEGAL LIABILITY OR INDEMNITY INSURANCE

Should the policy state that the cover is written on a "Claims Made" basis or "Claims Made and Notified" basis, it is imperative that the Insurer be notified immediately of any claim, incident or circumstances that may result in a claim during the currency of the policy or any permitted extended disclosure period (if applicable).

NON RETURN OF BROKERAGE

The charges detailed on this invoice include the commission and fee income earned by this office for the placement of the risk insured. Our fees or commission may not be refunded to you if the policy is cancelled prior to expiry.

COOLING OFF PERIOD

Some policies are subject to a cooling off period (the policy will state if this is the case and the applicable notice period). Where a cooling off period applies you can check that the policy meets your needs during the notice period and if not, you may be able to cancel the policy (except in some circumstances, for example, if you have made a claim) and receive a full refund of any premium paid (less certain deductions permitted by law). You may still have rights to cancel the policy after any cooling off period ends.

For more information, please contact our office, refer to your policy documents or visit our website www.mga.com for the Financial Services Guide and Privacy Policy.

MGA Insurance Brokers Pty Ltd
176 Fullarton Road
DULWICH
S.A. 5065
ABN 29 008 096 277
Australian Financial Services Licence No. 244601

TAX INVOICE

Issued 15.11.2022

Client : Strata Corporaton No 11656
Mike [mikejane1@optusnet.com.au]

ABN :

Class : Strata/Community Corporation - Domestic

Insurer : CHU Underwriting Agencies Pty Ltd

Policy Number : Q0001030678-2

Period : 14.12.2022 to 14.12.2023 at 4pm

Invoice Number : I4180188

MGA Reference : MGA ADL S8256 1516623/002

Premium	4,590.68
Underwriting Agency Fee	105.00
GST	469.57
Stamp Duty*	555.49
Broker Service Fee	100.00
Fee GST	10.00
Total Payable (incl GST) A$	5,830.74
GST Total	479.57

* Not a taxable supply
This is only a Tax Invoice once payment is received.

MGA Insurance Brokers Pty Ltd
ABN 29 008 096 277
176 Fullarton Road
DULWICH
S.A. 5065

Phone: 08 8291 2300
Locked Bag 4001
KENT TOWN DC SA 5067

COVERAGE SUMMARY

Strata Corporaton No 11656
Strata/Community Corporation -

STRATA/COMMUNITY CORPORATION - DOMESTIC

INSURED:
Strata Corporation No. 11656

SITUATION:
538-540 Portrush Road, St Georges SA 5064

INTERESTED PARTIES:
Not Applicable

POLICY (1)	INSURED PROPERTY	
	Building	$ 3,858,750
	Common Area Contents	$
	Loss of Rent & Temporary Accommodation	$ 578,812
POLICY (2)	LIABILITY TO OTHERS	$ 30,000,000
POLICY (3)	VOLUNTARY WORKERS - Refer to Table of Benefits	
	Death	$ 200,000
	Total Disablement (per week)	$ 2,000
POLICY (4)	WORKERS COMPENSATION (NSW,ACT,WA & TAS ONLY)	Not Selected
POLICY (5)	FIDELITY GUARANTEE	$ 250,000
POLICY (6)	OFFICE BEARERS' LEGAL LIABILITY	$ 1,000,000
POLICY (7)	MACHINERY BREAKDOWN	$ 100,000
POLICY (8)	CATASTROPHE	$ 578,812
	Extended Cover - Loss of Rent & Temporary Accommodation	$ 86,821
	Escalation in Cost of Temporary Accommodation	$ 28,940
	Cost of Removal, Storage and Evacuation	$ 28,940
POLICY (9)	GOVERNMENT AUDIT COSTS & LEGAL EXPENSES	
	Part A - Government Audit Costs	$ 25,000
	Part B - Appeal Expenses - common property health & safety breaches	$ 100,000
	Part C - Legal Defence Expenses	$ 50,000
POLICY (10)	LOT OWNERS' FIXTURES & IMPROVEMENTS (per lot)	$ 250,000
FLOOD COVER		Included

EXCESSES
POLICY 1 - Insured Property:

Standard	$ 500
Unoccupancy	$ 1,000

MGA Insurance Brokers Pty Ltd
ABN 29 008 096 277
176 Fullarton Road
DULWICH
S.A. 5065

Phone: 08 8291 2300
Locked Bag 4001
KENT TOWN DC SA 5067

POLICY 7 - Machinery Breakdown:
Standard $ 1,000

Other excesses payable are shown in the Policy Wording

Please refer to the Product Disclosure Statement for Policy Limitations

MAJOR EXCLUSIONS :Terrorism
Others As Per Policy

INSURER	POLICY NUMBER	PROPORTION
CHU Underwriting Agencies Pty Ltd A.B.N. 18 001 580 070 208 Greenhill Road EASTWOOD S.A. 5063 AFS Licence No: 243261	Q0001030678-2	100.0000%
* SUPPORTING INSURERS - QBE Insurance (Australia) Ltd Level 2, 82 Pitt Street Sydney NSW 2000 ABN 78 003 191 035		100.0000%

MGA Insurance Brokers Pty Ltd

ABN 29 008 096 277
AFS Licence No. 244601

GENERAL ADVICE

This is an important document. You should read it carefully and ensure that you understand it.

Client	:Strata Corporaton No 11656		
Insurer	:CHU Underwriting Agencies Pty Ltd		
Class of Risk	:Strata/Community Corporation - Domestic		
Policy Number	:Q0001030678-2		
Period of Cover	:14.12.2022 to 14.12.2023	**Our Ref**	:MGA ADL S8256 1516623/002/01

In accordance with FSR legislation we are required to advise you that in this instance we are giving you "general advice".

General Advice means:

1. We have not taken into account your objectives, financial situation or needs.
2. You should consider whether this advice is suitable for your objectives, financial situation or needs before acting on it.
3. You should also obtain a product disclosure statement before making a decision about any financial product to which the advice relates.

We confirm we have reviewed the Insurer's Target Market Determination (TMD) for this product and have assessed that you fall within the target market for this financial product. On the basis of our assessment, we consider that the product has therefore been issued to you consistently with the TMD provided by the Insurer. Please ask us if you would like a copy of the TMD.

Some personnel receive an annual salary that may include bonuses based on performance criteria and achievement of company goals. They may also receive certain soft dollar benefits of the type described in this document.

The Representative providing the advice for this insurance receives a payment for this advice of 47.5% of the broker's remuneration.

The total amount invoiced includes the remuneration
for advice of $ 483.62

Our remuneration covers:

A. The fee to our representative for advice and services rendered to you; and
B. Our back office and administration costs and profit.

In certain circumstances our representatives may receive from us additional payments to cover costs of back office and administration functions being performed on our behalf.

From time to time we and our representatives may also receive what are commonly referred to as "soft dollar benefits" from product issuers and other financial service providers we deal with. Soft dollar benefits that we or our representatives receive that are reasonably estimated to exceed $300 per item or event are potentially material. They may include such benefits as conference attendances, free meals or accommodation and must be disclosed to our Compliance Department in writing, who will determine if appropriate procedures are in place to manage or avoid any potential conflicts of interest which might arise.

PRIVACY COLLECTION NOTICE
MGA Insurance Brokers Pty Ltd (ACN 008 096 277) collects your personal information (which in some instances may be sensitive information) so we can identify you, determine which products and services we can provide to you, administer services to you, and provide you with information in relation to our services. We may collect your personal information by telephone, email or in writing. We will not collect sensitive information without your consent.

The MGA Privacy Policy available at www.mga.com/privacy outlines how we collect, hold, use and disclose your personal information in accordance with the Privacy Act 1989 (Cth) and the Australian Privacy Principles. By providing us with your personal information, you consent to the terms of the MGA Privacy Policy.

In particular, the MGA Privacy Policy addresses the following matters:

- who we collect personal information from;
- circumstances where we may be required by Australian law or court or tribunal order to deal with your personal information in a particular way;
- the purposes for which we collect your personal information;
- the consequences if you do not provide required personal information to us;
- other parties to whom we may disclose information;
- how we handle possible cross border disclosures of information;
- how you can access and/or correct your personal information; and
- our procedures for handling complaints about how we deal with your personal information.

If you have any queries in relation to the MGA Privacy Policy and our handling of your personal information, you can contact our Privacy Officer using the following details:

Mail: Att: Privacy Officer
MGA Insurance Brokers
PO Box 309
KENT TOWN SA 5071
Telephone: +61 8 8291 2300
Facsimile: +61 8 8333 0318
Email: pat.warren@mga.com

Level 13, 431 King William Street
Adelaide SA 5000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	**HU**0006096361
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	14/12/2022 to 14/12/2023 at 4:00pm
The Insured	STRATA CORPORATION NO. 11656 INC.
Situation	538 PORTRUSH ROAD ST GEORGES SA 5064

Policies Selected

Policy 1 – Insured Property
Building: $3,858,750
Common Area Contents: $0
Loss of Rent & Temporary Accommodation (total payable): $578,812

Policy 2 – Liability to Others
Sum Insured: $30,000,000

Policy 3 – Voluntary Workers
Death: $200,000
Total Disablement: $2,000 per week

Policy 4 – Workers Compensation
Not Available

Policy 5 – Fidelity Guarantee
Sum Insured: $250,000

Policy 6 – Office Bearers' Legal Liability
Sum Insured: $1,000,000

Policy 7 – Machinery Breakdown
Sum Insured: $100,000

Policy 8 – Catastrophe Insurance
Sum Insured: $578,812
Extended Cover - Loss of Rent & Temporary Accommodation: $86,821
Escalation in Cost of Temporary Accommodation: $28,940
Cost of Removal, Storage and Evacuation: $28,940

Policy 9 – Government Audit Costs and Legal Expenses

The contract of insurance is arranged by CHU Underwriting Agencies Pty Ltd (ABN 18 001 580 070, AFSL 243261) on behalf of the insurer: QBE Insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545).

Government Audit Costs: $25,000
Appeal expenses – common property health & safety breaches: $100,000
Legal Defence Expenses: $50,000

Policy 10 – Lot owners' fixtures and improvements (per lot)
Sum Insured: $250,000

Flood Cover is included.

Date Printed 05/10/2023

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

F.P. 15716

85°03'
83·21

3·99
5·62

SINGLE STOREY BUILDING
PORCH

DOUBLE STOREY BUILDING
PORCH

5·71
DOUBLE STOREY BUILDING
PORCH

PORCH
(3·00)
25·61
A
DOUBLE STOREY BUILDING
LANDING
175°00'
25·61
175°00'
(3·00)

16·76
265°03'

8·51
175°00'

F.P. 15716

24·00
265°03'

14·14
220°01'30"

ROAD

355°00'
71·02

SINGLE STOREY BUILDING
PORCH

SINGLE STOREY BUILDING
VERANDAH

PORCH
SINGLE STOREY BUILDING
PORCH

32·69
175°00'

5·28

7·19
318°36'

28·18
265°03'

PORTRUSH

D.P. 25216

WOOTOONA TERRACE

N

SITE PLAN

STRATA PLAN NUMBER
SP 11656

THIS IS SHEET 1 OF 4 SHEETS

DEPOSITED 4 / 12 / 1991
PBG REGISTRAR-GENERAL

MAP REFERENCE 6628-49-b

TITLE REFERENCE C.T. 4338/161

O.B./LAST PLAN REF. F.P. 29614 | TOTAL AREA 4419 m²

HUNDRED ADELAIDE
~~TOWNSHIP/AREA~~ ST. GEORGES
COUNCIL CITY OF BURNSIDE

ALLOT. 1 IN D.P. 25216
PART SEC. 294

SCALE 0 5 10 15 20 METRES

ANNOTATIONS

PORTION OF COMMON PROPERTY & YARD UNIT SUB. 7 MARKED A HEREON IS SUBJECT TO AN EASEMENT TO THE MINISTER OF WATER RESOURCES. VIDE C.T. 4075/265

AMENDMENT TO ARTICLES VIDE AA 8282710
PRO R.G. 18·4·1997

I, Henry Michael POHL a licensed surveyor under the Surveyors Act, 1975, 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 15 day of DEC., 19 90

Licensed Surveyor

STEED & POHL SURVEYS
367a ANGAS STREET ADELAIDE
TELEPHONE 2231799 FAX 2231740
REF : 5559 5/12/90 HMP KBA

DOL-F

1656

PLAN NUMBER
SP 11656

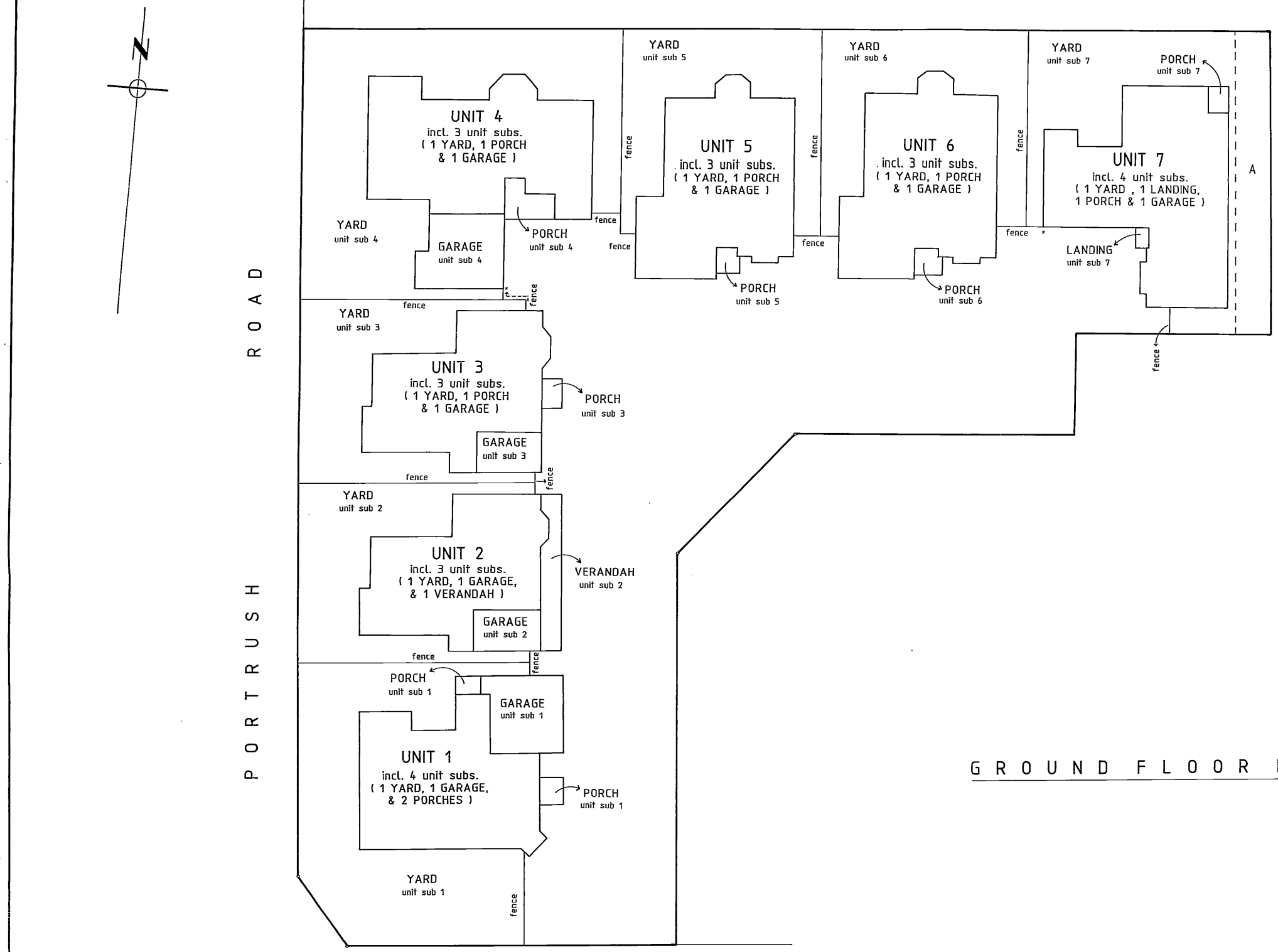
DEPOSITED
~~ACCEPTED FOR FILING~~ 4 / 12 /1991
PRO REGISTRAR GENERAL

THIS IS SHEET 2 OF MY PLAN IN 4 SHEETS
DATED 10/ 12 /19 90
LICENSED SURVEYOR

SCALE METRES
0 5 10 15 20

STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND AMENDMENTS

The lower & upper boundaries of the unit subsidiaries shown as yards & landing are existing ground level & 2·50 metres above existing ground level respectively except where eaves exist, then the upper boundary is to be 0·15 metres below the level of the said eaves.



GROUND FLOOR PLAN

STEED & POHL SURVEYS
367a ANGAS STREET ADELAIDE
TELEPHONE 2231799 FAX 2231740
REF : 5559 5/12/90 HMP KBA

AS-2

11656

PLAN NUMBER
SP 11656

DEPOSITED
~~ACCEPTED FOR FILING~~ 4 / 12 /1991
PRO REGISTRAR GENERAL

THIS IS SHEET 3 OF MY PLAN IN 4 SHEETS
DATED 19 / 12 /19 90
LICENSED SURVEYOR

SCALE 0 5 10 15 20 METRES

STATEMENTS CONCERNING EASEMENTS ANNOTATIONS
AND AMENDMENTS

N

GARAGE
unit sub 5

GARAGE
unit sub 6

GARAGE
unit sub 7

A

ROAD

PORTRUSH

WOOTOONA TERRACE

BASEMENT PLAN

STEED & POHL SURVEYS
367a ANGAS STREET ADELAIDE
TELEPHONE 2231799 FAX 2231740
REF : 5559 5/12/90 HMP KBA

AS-2

Application No. 7203189	STRATA PLAN NUMBER **SP 11656**
	DEPOSITED 04/12/1991 PRO REGISTRAR-GENERAL
	THIS IS SHEET 4 OF 4 SHEETS

SCHEDULE OF UNIT ENTITLEMENTS

UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT
1	1400				
2	1100				
3	1100				
4	1600				
5	1550				
6	1550				
7	1700				
				AGGREGATE	
				ROAD OR RESERVE ALLOTMENTS	
AGGREGATE	10000	AGGREGATE			

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 use 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 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 authorized 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 authorized 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 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;

(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.

8282710

LANDS TITLES REGISTRATION OFFICE

SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR-GENERAL

Series No.	Prefix
	AA

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT 1886

P A Roberts

Solicitor/~~Licensed Land Broker~~

PHILLIP ANTHONY ROBERTS

NOTES

1. This form may be used only when no panel form is suitable.

BELOW THIS LINE FOR OFFICE USE ONLY

Date 22 APR 1997	Time 11:40		
FEES			
RGO	POSTAGE	ADVERT	NEW C.T.
75			

22APR1997 010107720L.T.O. 75.00

EXAMINATION

CORRECTION	PASSED
	DMM

BELOW THIS LINE FOR AGENT USE ONLY

AGENT CODE

Lodged by:

Correction to: J Knox & Hargrave-Knight.

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

1.....
2.....
3.....
4.....
5.....

Assessor_____

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

1.....
2.....
3.....
4.....
5.....

DELIVERY INSTRUCTIONS (Agent to complete)

PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE UNDERMENTIONED AGENT(S)

ITEM CT/CL REF.	AGENT CODE

Form 8.5 [illegible]

Insert type of document here

NOTED
~~REGISTERED~~ ..13./.8../1997

pro REGISTRAR-GENERAL

Approval No. 452

MINUTES OF MEETING OF STRATA CORPORATION NO 11656
HELD at 28 MORGAN ST WINGFIELD, ON THE 16th DAY OF APRIL 1997, AT 500 PM.

PRESENT Lance Vater and Lyn Wilson representing Barlease Nominees Pty Ltd.

Bevin Schulz

CHAIRMAN Lyn Wilson acted as chairman of the meeting.

RESOLVED It was resolved that Article 4 be amended to read:-

"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 PROVIDED THAT a person may, without such consent, keep an animal of the species canis familiaris (but excluding a dingo or cross of a dingo) standing not more than 35 centimetres in height in, or in the vicinity of, a unit."

CLOSURE

There being no further business, the meeting was closed at 5.30 pm.

Signed by the Chairman as
a true and correct record

.....

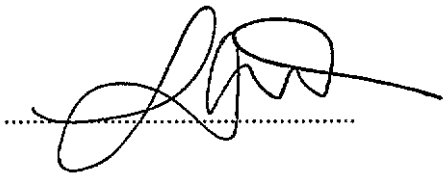
Date.....18/4/97.....

Certificate Relating to the Amendment of the Articles of a Strata Corporation.

Strata Corporation No. 11656 Incorporated.

I, Lynette Alison Wilson of Unit 7, 538 Portrush Road, St Georges, S.A. being an officer of the Strata Corporation No 11656 Inc. , certify that the attached resolution is a true and correct copy of a special resolution amending the articles of the Corporation passed at a duly convened meeting of the Corporation on the 16th April, 1997.

Dated the 18th Day of April, 1997



.....

8282710

LANDS TITLES REGISTRATION OFFICE

SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT 1886

P A Roberts

Solicitor/~~Licenced Land Broker~~

PHILLIP ANTHONY ROBERTS

Series No.	Prefix
	AA

Attachment to: 8282710

PLEASE SEND TO

ORDER	SECTION	COMPLETED (INITIAL & DATE)
	PLANS (PL)	
0	AMENDMENTS (AM09)	
	REGISTRATION (RN04)	
	LOTS (LT)	
	TITLE PRODUCTION (TP)	

BELOW THIS LINE FOR OFFICE USE ONLY

Date 22 APR 1997	Time 11:40		
FEES			
RGO	POSTAGE	ADVERT	NEW C.T.
75			

22APR1997 010107720L.T.O. 75.00

EXAMINATION

CORRECTION	PASSED
	DMM

BELOW THIS LINE FOR AGENT USE ONLY

AGENT CODE

Lodged by:

Correction to: J Knox & Hargrave-Knox

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

1.....
2.....
3.....
4.....
5.....

Assessor

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

1.....
2.....
3.....
4.....
5.....

DELIVERY INSTRUCTIONS (Agent to complete)
PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE UNDERMENTIONED AGENT(S)

ITEM CT/CL REF.	AGENT CODE

MINUTES OF MEETING OF STRATA CORPORATION NO 11656
HELD at 28 MORGAN ST WINGFIELD, ON THE 16th DAY OF APRIL 1997, AT 500 PM.

PRESENT Lance Vater and Lyn Wilson representing Barlease Nominees Pty Ltd.

Bevin Schulz

CHAIRMAN Lyn Wilson acted as chairman of the meeting.

RESOLVED It was resolved that Article 4 be amended to read:-

"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 PROVIDED THAT a person may, without such consent, keep an animal of the species canis familiaris (but excluding a dingo or cross of a dingo) standing not more than 35 centimetres in height in, or in the vicinity of, a unit."

CLOSURE

There being no further business, the meeting was closed at 5.30 pm.

Signed by the Chairman as
a true and correct record

.....

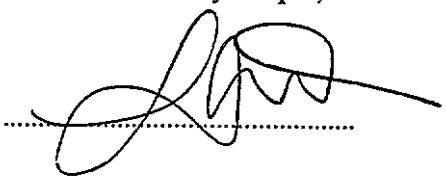
Date.....18/4/97.....

Certificate Relating to the Amendment of the Articles of a Strata Corporation.

Strata Corporation No. 11656 Incorporated.

I, Lynette Alison Wilson of Unit 7, 538 Portrush Road, St Georges, S.A. being an officer of the Strata Corporation No 11656 Inc. , certify that the attached resolution is a true and correct copy of a special resolution amending the articles of the Corporation passed at a duly convened meeting of the Corporation on the 16th April, 1997.

Dated the 18th Day of April, 1997



.....

Property Interest Report

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

Title Reference	CT 5058/714	**Reference No.**	2505939
Registered Proprietors	M*SOUTHERN	**Prepared**	28/09/2023 16:05
Address of Property	Unit 5, 538 PORTRUSH ROAD, ST GEORGES, SA 5064		
Local Govt. Authority	CITY OF BURNSIDE		
Local Govt. Address	PO BOX 9 GLENSIDE SA 5065		

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

Table of Particulars

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

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

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

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

3. *Burial and Cremation Act 2013*

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

4. *Crown Rates and Taxes Recovery Act 1945*

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

5. *Development Act 1993* (repealed)

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

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

6. Repealed Act conditions

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

7. *Emergency Services Funding Act 1998*

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

8. *Environment Protection Act 1993*

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

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

9. *Fences Act 1975*

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

10. *Fire and Emergency Services Act 2005*

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

11. *Food Act 2001*

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

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

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

13. *Heritage Places Act 1993*

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

14. *Highways Act 1926*

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

15. *Housing Improvement Act 1940* (repealed)

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

16. *Housing Improvement Act 2016*

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

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

19. *Land Tax Act 1936*

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

20. *Local Government Act 1934* (repealed)

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

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

25. *Native Vegetation Act 1991*

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

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

29.1	Part 5 - Planning and Design Code *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated. also Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title also For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority also Contact the Local Government Authority for other details that might apply to a place of local heritage value also For details of declared significant trees affecting this title, contact the Local Government Authority also **Code Amendment** **Flooding Hazards Mapping Update - seeks to update the extent of the Hazard (Flooding – Evidence Required) Overlay in the Planning and Design Code in 13 local government areas and several Outback Areas of the State, based on more recent flood hazard mapping. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.** **Code Amendment** **Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.**
29.2	section 127 - Condition (that continues to apply) of a development authorisation *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.3	section 139 - Notice of proposed work and notice may require access	Contact the vendor for these details
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

		also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

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

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

31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
31.2	*Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply

31.3	*Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with)	Public Health in DHW has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

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

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997* (repealed)

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

36. Other charges

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

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference: CT 5058/714

Status: CURRENT

Edition: 15

Dealings

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

Priority Notices

NIL

Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
22/04/1997	18/08/1997	8282710	APPLICATION TO AMEND ARTICLES	FILED	S11656

Registrar-General's Notes

No Registrar-General's Notes exist for this title

Copyright: www.landservices.com.au/copyright | Privacy: www.landservices.com.au/privacy | Terms of Use: www.landservices.com.au/sailis-terms-of-use

Certificate of Title

Title Reference	CT 5058/714
Status	CURRENT
Easement	NO
Owner Number	15717266
Address for Notices	U 5/538-540 PORTRUSH RD ST GEORGES 5064
Area	NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

MARGUERITE SOUTHERN
OF UNIT 5 538-540 PORTRUSH ROAD ST GEORGES SA 5064

Description of Land

UNIT 5 STRATA PLAN 11656
IN THE AREA NAMED ST GEORGES
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference	TRANSFER (T) 11666798
Dealing Date	31/10/2011
Sale Price	$760,000
Sale Type	TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1851032152	CURRENT	Unit 5, 538 PORTRUSH ROAD, ST GEORGES, SA 5064

Notations

Dealings Affecting Title

NIL

Notations on Plan

Copyright: www.landservices.com.au/copyright | Privacy: www.landservices.com.au/privacy | Terms of Use: www.landservices.com.au/sailis-terms-of-use

Lodgement Date	Dealing Number	Descriptions	Status
22/04/1997 11:40	8282710	APPLICATION TO AMEND ARTICLES	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1851032152
Type	Site & Capital Value
Date of Valuation	01/01/2023
Status	CURRENT
Operative From	01/07/1992
Property Location	Unit 5, 538 PORTRUSH ROAD, ST GEORGES, SA 5064
Local Government	BURNSIDE
Owner Names	MARGUERITE SOUTHERN
Owner Number	15717266
Address for Notices	U 5/538-540 PORTRUSH RD ST GEORGES 5064
Zone / Subzone	SN - Suburban Neighbourhood\\
Water Available	Yes
Sewer Available	Yes
Land Use	1330 - Townhouse - Defined As Home Unit With Both Ground And First Floor Areas
Description	H/UNIT G
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S11656 UNIT 5	CT 5058/714

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$540,000	$1,050,000			
Previous	$425,000	$930,000			

Building Details

Copyright: www.landservices.com.au/copyright | Privacy: www.landservices.com.au/privacy | Terms of Use: www.landservices.com.au/sailis-terms-of-use

Valuation Number	1851032152
Building Style	Colonial
Year Built	1991
Building Condition	Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	210 sqm
Number of Main Rooms	7

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

Copyright: www.landservices.com.au/copyright | Privacy: www.landservices.com.au/privacy | Terms of Use: www.landservices.com.au/sailis-terms-of-use

City of Burnside

L O C A L G O V E R N M E N T S E A R C H **Cert1193\23**

28/09/2023

Bertram Form 1 Shop Pty Ltd
GPO Box 448
ADELAIDE SA 5001

Billing number: 922097 Valuer General No: 1851032152

Owner: Estate Of Marguerite Southern
Property Address: 5/538 Portrush Road ST GEORGES SA 5064

Legal Description: UNIT 5 Sec 294 SP 11656 Vol 5058 Fol 714

Pursuant to Section 187 of the Local Government Act 1999 (as amended), I certify that the following amounts are due and payable and are a charge against the above property:

Rates for current financial year, which fall due on 01/07/2023 and payable as four instalments on or before 01/12/2023, 01/03/2024, 03/06/2024	1,788.40
Fines and interest for current financial year (2% fine for each late instalment, and .42% interest rate per month on all other outstanding amounts). Fines and interest are incurred on day 1 of each month	0.00
Less Rate Capping Rebate	0.00
Less amount paid for current financial year	(447.10)
Balance of rates and other monies due and payable	$1,341.30
Instalment/s Due:	
Due 01/12/2023 $447.10	
Due 01/03/2024 $447.10	
Due 03/06/2024 $447.10	
Rates and Arrears - prior 30/06/2023	0.00
Legal Fees	0.00

ON BEHALF OF THE CITY OF BURNSIDE

Post PO Box 9, Glenside SA 5065
Civic Centre 401 Greenhill Road, Tusmore SA 5065
Phone (08) 8366 4200 **Fax** (08) 8366 4299
Email burnside@burnside.sa.gov.au **www.burnside.sa.gov.au**

Street Numbering

Please note Council's official street number for this property is **5/538 Portrush Road ST GEORGES SA 5064.***

Regulated and Significant Trees

Your attention is drawn to the requirement to obtain Development Approval before undertaking a Tree-damaging activity to a Regulated or Significant tree as defined by the Development Act 1993. Council has established the Regulated and Significant Tree Assistance Scheme which provides partial reimbursement of funds to approved works undertaken to maintain and provide for the ongoing health of Regulated and Significant Trees. Conditions apply. For more information please contact City Development and Safety on 8366 4244.

Waste Collection Service

On the 10 December 2012 the City of Burnside moved to a new 3 Bin and Food Waste Recycling system.

Each rateable property is eligible to receive a standard set of 3 bins: general waste (140L red lid), recycling (240L yellow lid) and organics (240L green lid), as well as a food waste kitchen basket and a new Waste Education Brochure and Calendar. Bins are also available in 140L and 360L (recycle) and 140L (green organics). For further information on the new system and all fees and charges, please refer to Council's web site.

All bins will be supplied by Council and remain the property of Council.

Additional bins for recycling and organic waste may be acquired through a lease agreement with Council. A pro rata charge for the collection of additional recycling and organic bins applies.

Refer to the Kerbside Waste Management Policy for further details.

Payment of Rates at Settlement

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

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

If you have any queries regarding this, please do not hesitate to contact the Rates Department on 8366 4200.

To pay these rates via PEXA

Bpay Biller Code: 8722

Reference Number: 922097

Civic Centre: 401 Greenhill Road, Tusmore SA 5065
Postal Address: PO Box 9, Glenside SA 5065
ABN: 66 452 640 504
Telephone: (08) 8366 4200
Fax: (08) 8366 4299

Land and Business (Sale and Conveyancing) Act

Property Interest Report

Request No.:	Cert1193\23	**Date of Issue:**	29/09/2023
Applicant:	Bertram Form 1 Shop Pty Ltd GPO Box 448 ADELAIDE SA 5001	**CT No.:**	UNIT 5 Sec 294 SP 11656 Vol 5058 Fol 714
Property:	5/538 Portrush Road ST GEORGES SA 5064		

Pursuant to the provisions of the regulations under the Land and Business (Sale and Conveyancing) Act, 1994, Council hereby provides particulars and documentary material in response to your enquiry.

PRESCRIBED ENCUMBRANCES AND PARTICULARS REQUIRED

Part 3 – Development Plan, Development Act 1993

• Title or other brief description of zone or policy area in which the land is situated (per the Development Plan):	N/A
• Is the land situated in a designated state heritage area?	N/A
• Is the land designated as a place of local heritage value?	N/A
• Is there a Development Plan Amendment released for public consultation by the Council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
• If Yes, state the name of the Council:	N/A
• Is there a Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
Section 42 *– condition (that continues to apply) of a development authorisation (refer attached for details if applicable):*	**Yes** **180\0856\08**

Part 5 - PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016

• Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	Z5707 (SN) Suburban Neighborhood Refer to PlanSA Section 7 Report for further information.
• Is the land situated in a designated state heritage area?	No
• Is the land designated as a place of local heritage value?	Refer to PlanSA Section 7 Report for further information.
• Is there a tree declared to be a significant tree or a stand of trees declared to be significant on the land?	Refer to PlanSA Section 7 Report for further information.
• Is there a Planning and Design Code amendment released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No

REPEALED ACT CONDITIONS

Condition (that continues to apply) of an approval or authorisation granted under the following Acts (refer attached for details if applicable): ○ Building Act 1971 ○ City of Adelaide Development Control Act 1976 ○ Planning and Development Act 1966 ○ Planning Act 1982	**Yes** **180\00298\88\HA**

DEVELOPMENT ACT 1993	
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 work or perform work	No
Section 56 – notice to complete development	No
Section 57 – land management agreement	No
Section 48 or 58 – for the destruction or control of animal or plants	No
Section 69 – emergency order	No
Section 71 – fire safety notice	No
Section 84 – enforcement notice	No
Section 85(6), 85(10) or 106 – enforcement order	No
Part 11 Division 11 – proceedings	No
FIRE AND EMERGENCY SERVICES ACT 2005	
Section 105F – fire prevention or notice to prevent fires on private land	No
HEALTH – FOOD ACT 2001	
Section 44 – improvement notice	No
Section 46 – prohibition order	No
LOCAL NUISANCE AND LITTER CONTROL ACT 2016	
Section 30 – Nuisance or Litter abatement notice	No
SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011	
Section 92 Notice	No
HOUSING IMPROVEMENT ACT 1940	
Section 23 – declaration that house is undesirable or unfit for human habitation	No
LOCAL GOVERNMENT ACT 1934	
Notice, order, declaration, charge, claim or demand given/made under the Act	No
LOCAL GOVERNMENT ACT 1999	
Notice, order, declaration, charge, claim or demand given/made under the Act	No
PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016	
Section 141 – order to remove work or perform work	No
Section 142 – notice to complete development	No
Section 155 – emergency order	No
Section 157 – fire safety notice	No
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, 214(6), 214(10), 222 – enforcement notice	No
PUBLIC AND ENVIRONMENTAL HEALTH ACT 1987	
Notice or declaration of insanitary conditions	No

BUILDING INDEMNITY INSURANCE

Approval No.	*Insurer*	*Policy Issued*	*Contract Date*	*Builder*
Nil				

ENVIRONMENT PROTECTION

• Does the council hold details of any development approvals relating to	
(a) commercial or industrial activity at the land; or	No
(b) change in the use of the land or part of the land (per the Development Act 1993)?	No

Notes

Swimming Pools (if applicable)

On or before any settlement takes place with respect to any transfer of title to the land, the vendor is required to install, replace or upgrade any prescribed designated swimming pool safety features that are required in relation to any swimming pool (including any spa pool) that is located on the land. After settlement, the purchaser (new owner) will then be required to ensure that those safety features have been so installed, replaced or upgraded as necessary on the land (and if they have not been installed, replaced or upgraded, the new owner will be required to install, replace or upgrade those designated safety features in accordance with the relevant prescribed requirements) and thereafter the new owner must ensure that those designated safety features are maintained in accordance with the relevant prescribed requirements.

APPROVAL NOTICES WITHOUT ON-GOING CONDITIONS

No

Authorised Officer
City of Burnside

Note:

- *The information provided is as required by the Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.*
- *The Property Interest Report discloses prescribed information that Council has a statutory obligation to disclose.*
- *Refer to attached Decision Notification Forms for details of development authorisation(s) granted.*

Data Extract for Section 7 search purposes

Valuation ID 1851032152

Data Extract Date: 29/09/2023

Parcel ID: S11656 U5

Certificate Title: CT5058/714

Property Address: UNIT 5 538 PORTRUSH RD ST GEORGES SA 5064

Zones

Suburban Neighbourhood (SN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 30 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.

Hazards (Flooding - Evidence Required)

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

Major Urban Transport Routes

The Major Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along major urban transport routes.

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.

Traffic Generating Development

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

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.

Water Resources

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

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

Decision Notification Form

Development Application:	180\0856\08
Applicant:	Rotundas & Pergolas of Adelaide
Nature of Development:	Verandah
Location	5/538 Portrush Road ST GEORGES SA 5064

Application Received:	14/08/2008	DAC Reference:	
Application Lodged:	14/08/2008	ERD Court Reference:	

In respect of this proposed development you are informed that:

NATURE OF CONSENT	Consent Status	Date of Decision	No. of Conditions
Development Plan Consent	**Granted**	**18/09/2008**	**2**
Land Division Consent	**-**	**-**	**-**
Land Division Community Title Consent	**-**	**-**	**-**
Building Rules Consent	**Granted**	**19/09/2008**	**Nil**
Public Space	**-**	**-**	**-**
Other	**-**	**-**	**-**
DEVELOPMENT APPROVAL	**Granted**	**24/09/2008**	**2**

Building Classification Granted: 10a .

Details of any conditions imposed on this approval or the reasons for its refusal are set out on the attached sheet.

The applicant may lodge an appeal with the Environment, Resources and Development Court against this decision within (2) months of the date of this decision.

~~…… representation(s) from third parties concerning your category 3 were received.~~

~~Any consent/approval is not operative until the period specified in the Development Act, 1993 in respect if any relevant appeals by third parties to the Environment, Resource and Development Court have expired (*15 business days* from the date of this decision).~~

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 undertake site works or building work or change the use of the land until notification of a Development Approval has been received.

Signed: ……

Dated: ……

☑ **Council Chief Executive Officer or Delegate**

☐ **ERD Court**

☑ **Sheets Attached**

cc Owner,

DEVELOPMENT APPLICATION NO. 180\0856\08

Development Plan Consent Conditions

1 The development granted Development Plan Consent / Development Approval for Development Application 180\0856\08 shall be undertaken in accordance with the plans received by Council on 14 August 2008 and 08 September 2008 to the satisfaction of Council except where varied by conditions below (if any).

Reason:

To ensure that the development is undertaken in accordance with the application details.

2 The verandah as indicated on the approved plans shall remain an open structure at all times with no walls or doors attached to any elevation.

Reason:

To ensure that the proposal is developed in accordance with the approved plans.

DEVELOPMENT APPLICATION NO. 180\0856\08

Advisory Notes

1 **Building Consent**
Development Approval will not be granted until Building Rules Consent has been obtained. A separate application must be submitted for such consent. No building work or change of classification is permitted until the Development Approval has been obtained.

2 **Expiration Time of Approval**
Pursuant to the provisions of Regulation 48 under the Development Act 1993, this consent / approval will lapse at the expiration of 12 months from the operative date of the consent / approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 12 months, in which case the approval will lapse within 3 years from the operative date of the approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the approval will not lapse.

3 **Boundaries**
It is recommended that as the Applicant is undertaking work on or near the boundary, the Applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.

4 **Other Authorities**
The Applicant must ensure that any consent from other authorities (including but not limited to SA Water, Telstra, Native Vegetation Board, ETSA, AGL, Australia Post) that may be required to undertake the development, has been granted by that authority prior to the commencement of the development and any alterations that may be required are to be at the Applicant's expense.

5 **Crossing Places**
Any variation to the crossing places, including modifications to existing crossing places, redundant crossing places or new crossing places, must be approved by Council.

Any work required in relation to crossing places will be undertaken by Council and the Applicant will be charged directly for the work. A quotation for the work will be provided by Council to the Applicant prior to the work being undertaken.

For further information in relation to crossing places, please contact Council's Customer Service Centre on 8366 4200. Application forms are available from our webpage: www.burnside.sa.gov.au

6 **Drainage Water**
Collected drainage water from any landscaped areas, planter boxes, seepage collection systems, water features, swimming pools and air conditioning units must be discharged to the sewer.

DEVELOPMENT APPLICATION NO. 180\0856\08

Advisory Notes (continued)

7 **Street Trees**
In relation to any street trees adjacent to the proposed development:

- The sewerage serving the development shall be laid out and designed in such a manner which ensures retention of the existing street tree(s) notwithstanding the requirements of the Regulations under the Sewerage Act, 1929;
- No existing street tree(s) will be pruned to maintain lines of sight to the proposed sign or the building / façade. Any pruning of the tree(s), necessary to maintain the clearance between the tree(s) and the structure shall only be carried out by Council;
- No street tree(s) will be removed; and
- Should the Applicant wish to remove a street tree, a separate approval is required.

For further information in relation to street trees, please contact Council's Customer Service Centre on 8366 4200.

8 **Stormwater Discharge**
In relation to any proposed stormwater discharge from the property, the following requirements shall be complied with:

- The Applicant must ensure that stormwater run off from the proposed development is collected and discharged to the building stormwater system. All down pipes required to discharge the stormwater run off must be installed within the property boundary.
- All car parks, driveways and vehicle manoeuvring areas shall be graded to ensure that no surface water or rubble from within the property is transported across the footpath.
- The connection of any building stormwater system to any part of Council's underground drainage system shall be in accordance with Council guidelines.

For further information in relation to stormwater discharge, please contact Council's Customer Service Centre on 8366 4200.

9 **Noise**
The emission of noise is subject to control under the Environment Protection Act and Regulations, 1993 and the Applicant (or person with the benefit of this consent) should comply with those requirements.

10 **Fences Act 1975**
The Applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence a 'Notice of Intention' must be served to adjoining Owners. Please contact the Legal Services Commission for further advice on 8463 3555.

DEVELOPMENT APPLICATION NO. 180\0856\08

Advisory Notes (continued)

11 **Consultation with Adjoining Owners**
In addition to notification and other requirements under the Development Act and Fences Act, it is recommended that the Applicant/Owner consult with adjoining Owners and occupiers at the earliest possible opportunity after Development Approval, advising them of proposed development work so as to identify and discuss any issues needed resolution such as boundary fencing, retaining walls, trees / roots, drainage changes, temporary access, waste discharges, positioning of temporary toilets etc.

12 **Building Site Management**
Upon granting of Development Approval, any person undertaking the development shall be required to conform to the following guidelines:

Construction Hours
That construction shall take place between 7am and 7pm Monday to Saturday and between 9am and 6pm on Sundays and public holidays. All such work shall be undertaken in such a manner so as not to cause any nuisance or annoyance to any of the occupiers of buildings within the locality.

Dust Emissions
That dust emissions from the site shall be controlled by a dust suppressant or by watering regularly.

Waste Receptacle
That the builder shall at all times provide and maintain a waste receptacle on the site for the storage of builder's waste. This receptacle shall be located on site for the duration of the construction period and be emptied as required.

Stormwater Runoff
That all runoff and stormwater from the subject site during the construction period must be either contained on site or directed through a temporary sediment trap, prior to discharge to the stormwater system.

Hard Waste Litter Storage
That all hard building materials be stored in a manner that secures it on site during the construction works.

Site Security
That the site shall be secured at all times to prevent unauthorised access and that adjoining properties are secure at all times during the period of construction works where fences have been removed.

Public Realm
That any work in the public realm requiring street occupation or hoardings requires Council consent, which must be granted prior to the commencement of the construction works.

Damage to Council's Footpath/Kerbing/Road Pavement/Verge
Section 779 of the Local Government Act provides that where damage to Council footpath/kerbing/road pavement/verge occurs as a result of the construction, the Owner/Applicant shall be responsible for the cost of Council repairing the damage.

DEVELOPMENT APPLICATION NO. 180\0856\08

Advisory Notes (continued)

Right of Way
The Applicant shall ensure that any rights of way that may be associated with the site are not blocked or access restricted during the construction of the development.

Asbestos Removal
For information in relation to the removal and disposal of asbestos, please contact Safework SA's Mineral Fibres Unit on 8303 0405 or the EPA on 8204 2004.

Water Restrictions
Water must not be used for dust suppression and compaction unless from a hand held hose fitted with a trigger nozzle or directly from a motor designed and approved to carry/ deposit water.

Water Restrictions Penalties:
People who fail to comply with restrictions will be issued with a notice reminding them of their responsibilities. If non-compliance continues, a $315 expiation notice will be issued. Serious and ongoing breaches could result in court action and fines of up to $5000 for individuals or $10,000 for businesses.

Water Restrictions Exemptions & Permits
Exemptions and permits may be available under certain circumstances. Contact SA Water for details.

For further information in relation to the above, please call either Council, the EPA or SafeWork SA.

G DECISION NOTIFICATION

Development Number

180/00298/88/HA

DEVELOPMENT APPLICATION DATED 23/05/88

REGISTERED ON 23/05/88

To
J. Berger & Associates,
P.O. Box 2016,
KENT TOWN 5067

Location of Proposed Development
540 Portrush Road,
ST. GEORGES 5064

Nature of Proposed Development
7 Group dwellings with associated parking and landscaping on one site

From: City of Burnside

Regulation 41 Sixth Schedule

South Australia Planning Act Development Control Regulations

In respect of this proposed development you are informed that:

- [ ] consent is refused
- [ ] consent is granted
- [X] consent is granted subject to (5) condition(s)

18 representations(s) from third parties concerning your proposal were received.

If there were third party representations, any consent or consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out below. Please also refer to the information on the back of this form about appeal rights and operation of consent.

CONDITIONS

see attached sheet

Signed: [signature]

Date: 13/07/88

- [ ] Chairman, S.A. Planning Commission
- [X] ~~Town Clerk~~ CITY ENGINEER
- [ ] District Clerk
- [ ] Sheets attached

2—DUPLICATE

J. BERGER & ASSOCIATES

Application No. 180/298/88/C
Location: 540 Portrush Road, St. Georges

CONDITIONS

1. That existing trees shown on drawing No. 88-125 and dated 31st May, 1988 are to be retained and maintained at all times to the reasonable satisfaction of Council.

2. The proposed brick fence along the Portrush Road boundary is to be constructed and finished in face brick to a height of 2m and of an appropriate colour to the reasonable satisfaction of Council.

3. No access to the subject land is to be gained via the laneway adjacent to the northern boundary either during construction or once the dwellings are occupied.

4. All seven dwellings are to be completed, driveways and fencing are to be constructed and all landscaping is to be established prior to the approved use commencing.

5. No incinerators are used on the land.

6. All driveways not applicable for this development are required to be closed off. This work is required to be done by Council at the developer's/owner's cost.

REASON: To maintain and enhance the character and amenity of the locality

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
18 51032 15 2	CT5058714	29/9/2023	7836	2505939

BERTRAM FORM 1 SHOP PTY LTD
GPO BOX 448
ADELAIDE SA 5001
form1@bertramform1shop.com

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: MS M SOUTHERN
Location: U5 538 PORTRUSH RD ST GEORGES UNIT5 S11656
Description: H/UNIT G **Capital Value:** $1 050 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2023

				$
		Arrears as at: 30/6/2023	:	0.00
Water main available:	1/7/1992	Water rates	:	74.20
Sewer main available:	1/7/1992	Sewer rates	:	161.18
		Water use	:	112.54
		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	:	347.92CR
		Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 74.20 Sewer: 161.18 Bill: 11/10/2023

This account has no meter of its own but is supplied from account no 18 51032 09 9.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 14.28%.

The property owner is currently using SA Water Corporation's direct debit system to pay water and sewer charges. Please advise the customer to make arrangements to cease the current direct debit payment method prior to property settlement.

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

South Australian Water Corporation

Name:
MS M SOUTHERN

Address:
U5 538 PORTRUSH RD ST GEORGES
UNIT5 S11656

Water & Sewer Account
Acct. No.: **18 51032 15 2**

Amount: _____

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1851032152

Biller code: 8888
Ref: 1851032152

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: 1851032152

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: 2505939

DATE OF ISSUE
29/09/2023

BERTRAM FORM 1 SHOP PTY LTD
GPO BOX 448
ADELAIDE SA 5001

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

OWNERSHIP NUMBER	OWNERSHIP NAME
15717266	M SOUTHERN

PROPERTY DESCRIPTION

U5 538 PORTRUSH RD / ST GEORGES SA 5064 / UNIT 5

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
1851032152	CT 5058/714	$1,050,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2023-2024

FIXED CHARGE	**$**	50.00
+ VARIABLE CHARGE	**$**	425.00
- REMISSION	**$**	266.25
- CONCESSION	**$**	0.00
+ ARREARS / - PAYMENTS	**$**	0.00
= AMOUNT PAYABLE	**$**	208.75

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 **28/12/2023**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
15717266

OWNERSHIP NAME
M SOUTHERN

ASSESSMENT NUMBER
1851032152

AMOUNT PAYABLE
$208.75

AGENT NUMBER
100019503

AGENT NAME
BERTRAM FORM 1 SHOP PTY LTD

EXPIRY DATE
28/12/2023

+80011929810022> +001571+ <0550529314> <0000020875> +444+

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

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

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

This form is a statement of land tax payable pursuant to Section 23 of the *Land Tax Act 1936*. The details shown are current as at the date of issue.

PIR Reference No: 2505939

DATE OF ISSUE
29/09/2023

BERTRAM FORM 1 SHOP PTY LTD
GPO BOX 448
ADELAIDE SA 5001

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

OWNERSHIP NAME
M SOUTHERN

FINANCIAL YEAR
2023-2024

PROPERTY DESCRIPTION
U5 538 PORTRUSH RD / ST GEORGES SA 5064 / UNIT 5

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
1851032152	CT 5058/714	$540,000.00	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 **28/12/2023**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

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

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

IMPORTANT NOTICE

SMOKE ALARM LEGISLATION

Legislation relating to smoke alarms came into force on the 1st day of February 1998.

- If the home you are purchasing was built on or after the 1st January 1995, then it should already have an operational mains powered smoke alarm installed. If not, it is the responsibility of the vendor to install it prior to settlement at the vendor's cost.

- If the home was built prior to 1st January 1995, but purchased by the vendor on or after 1st February 1998, then it should already have either an operational mains powered smoke alarm installed, or one powered by 10 year life, non-replaceable, non-removable permanently connected batteries. Again, it is the responsibility of the vendor to install such an alarm prior to settlement, and at the vendor's cost.

- In all other cases, the home you are buying must have at least, a battery operated smoke alarm which you are required to upgrade to mains power (or an alarm fitted with 10 year life, non-replaceable, non-removable permanently connected batteries) within six months of the date of purchase. It is recommended that at least one smoke alarm be installed on each floor of a multi storey dwelling.

The smoke alarms must be installed by a licensed electrician and must comply with the Australian Standard. A maximum penalty of $750.00 for a breach of the legislation applies.

Besides this penalty, there is also a risk that damage caused by fire to a dwelling, which does not have a smoke alarm installed as required under the legislation, may not be covered by insurance.

****