

UNIT 3 IN STRATA PLAN 12301

UNIT 3, 444 HENLEY BEACH ROAD, LOCKLEYS, SA 5032

ESTATE OF MABEL CLARINDA HARVEY (DECEASED)

Vendor

and

.....

Purchaser

FORM 1

STATEMENT UNDER SECTION 7

LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994

NOTE: As the Vendor is completing the sale as Executor of the Estate of Mabel Clarinda Harvey, no inquiries have been made of the Vendor and the Vendor has no actual knowledge of the land, the state of the land and any other information other than the statutory publicly available records and information as disclosed in this Form 1. Refer to additional notices, disclosures and information in the Annexures of this Form 1 and in the contract.

Form 1—Vendor's statement

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

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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: **ESTATE OF MABEL CLARINDA HARVEY (DECEASED)**

Address: **C/- Karyn May Sobels, 20 Nevis Street, Camberwell VIC 3124**

4. Vendor's registered agent: **Klemich Real Estate**

Address: **1/245 Fullarton Road, Eastwood SA 5063**

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

6. Description of the land: **An estate in fee simple in Unit 3 in Strata Plan 12301 being the whole of the land comprised in Certificate of Title Volume 5113 Folio 732, situated at Unit 3, 444 Henley Beach Road, Lockleys SA 5032 – See Annexure A for Certificate of Title Volume 5113 Folio 732.**

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:
C/- Karyn May Sobels of 20 Nevis Street, Camberwell VIC 3124
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:
Email: C/- 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:
Brenton Milewski of 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;
- (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;
- (c) you are entitled to retain the solicitor or registered conveyancer of your choice.

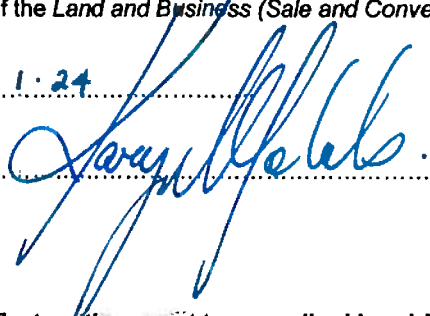
Part C Statement with respect to required particulars (section 7(1))

To the purchaser:

I, Karyn May Sobels of 20 Nevis Street, Camberwell VIC 3124

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: 19.1.24

Signed: 

Part D Certificate with respect to prescribed inquiries by registered agent (section 9)

To the purchaser:

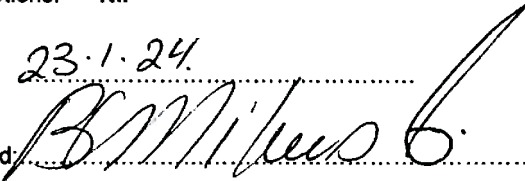


I, Brenton Milewski of Klemich Real Estate of 1/245 Fullarton Road, Eastwood SA 5063

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

Exceptions: Nil

Date: 23.1.24

Signed: 

*Vendor's/Purchaser's agent

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

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 one 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.

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Table of Particulars

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

1.	General		
1.1	Mortgage of land	Is this item applicable?	☐
	[Note— Do not omit this item. The item and its heading must be included in the statement even if not applicable]	~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
		~~Are there any attachments?~~	N/A
	NOT APPLICABLE	~~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)	Is this item applicable?	☒
	Note— "Easement" includes rights of way and party wall rights	Will this be discharged or satisfied prior to or at settlement?	NO
	[Note— Do not omit this item. The item and its heading must be included in the statement even if not applicable]	Are there any attachments?	YES
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	
		Statutory SA Power Networks Easement – See Annexure C	

		Description of land subject to easement: Portion of the land comprised in Certificate of Title Volume 5113 Folio 732
		Nature of easement: Subject to Statutory SA Power Networks Easement(s) (if any)
		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? N/A (If YES, give details):
1.3	Restrictive covenant	~~Is this item applicable?~~ ☐
	~~[Note—~~ <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable]</i>	~~Will this be discharged or satisfied prior to or at settlement?~~ ~~N/A~~
		~~Are there any attachments?~~ ~~N/A~~ <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>
	NOT APPLICABLE	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	~~Is this item applicable?~~ ☐
	(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.)	~~Will this be discharged or satisfied prior to or at settlement?~~ ~~N/A~~
		~~Are there any attachments?~~ ~~N/A~~ <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>
	~~[Note—~~ <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable]</i>	Name of parties:— Period of lease, agreement for lease etc: From ——— to ———
	NOT APPLICABLE	Amount of rent or licence fee: \$ ——— per ——— If the lease or licence was granted under an Act relating to 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):	
1.5	Caveat	<i>Is this item applicable?</i>	☐
	NOT APPLICABLE	<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
		<i>Are there any attachments?</i>	N/A
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Name and address of caveator:	
		Particulars of interest claimed:	
1.6	Lien or notice of a lien	<i>Is this item applicable?</i>	☐
	NOT APPLICABLE	<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
		<i>Are there any attachments?</i>	N/A
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Land or other property subject to lien:	
		Nature of lien:	
		Name and address of person who has imposed lien or given notice of it:	
2. Aboriginal Heritage Act 1988			
2.1	section 9—Registration in central archives of an Aboriginal site or object	<i>Is this item applicable?</i>	☐
	NOT APPLICABLE	<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
		<i>Are there any attachments?</i>	N/A
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Particulars of register entry:	
2.2	section 24—Directions prohibiting or restricting access to, or activities on, a site or an area surrounding a site	<i>Is this item applicable?</i>	☐
	NOT APPLICABLE	<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
		<i>Are there any attachments?</i>	N/A
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Site or area to which notice relates:	
		Directions (as stated in notice):	

2.3	Part 3 Division 6—Aboriginal heritage agreement	~~Is this item applicable?~~	☐
		~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
	NOT APPLICABLE	~~Are there any attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		~~Date of agreement:~~	
		~~Description of property subject to agreement:~~	
		~~Names of parties:~~	
		~~Terms of agreement:~~	

3. **Burial and Cremation Act 2013**

3.1	section 8—Human remains interred on land	~~Is this item applicable?~~	☐
	NOT APPLICABLE	~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
		~~Are there any attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		~~Have human remains been interred on the land that will not be exhumed prior to Settlement?~~	
		~~N/A~~	
		~~GPS coordinates of the remains:~~	

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

4.1	section 5—Notice requiring payment	~~Is this item applicable?~~	☐
		~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
	NOT APPLICABLE	~~Are there any attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		~~Date of notice:~~	
		~~Land in respect of which Crown rates and taxes are owing:~~	
		~~Amount owing (as stated in the notice):~~	

5. Development Act 1993 (repealed) (*NOTE: the Development Act 1993 has been repealed and replaced with the Planning, Development and Infrastructure Act 2016)

5.1	Section 42—Condition (that continues to apply) of a development authorisation [Note— <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable]</i>	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there any attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Council Search – See Annexure D Condition(s) of authorisation: See Annexure D	☒ NO YES
5.2	Section 50(1)—Requirement to vest land in a council or the Crown to be held as open space NOT APPLICABLE	<i>Is this item applicable?</i> ~~<i>Will this be discharged or satisfied prior to or at settlement?</i>~~ ~~<i>Are there any attachments?</i>~~ ~~<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>~~ ~~Date requirement given:~~ ~~Name of body giving requirement:~~ ~~Nature of requirement:~~ ~~Contribution payable (if any):~~	☐ N/A N/A
5.3	Section 50(2)—Agreement to vest land in a council or the Crown to be held as open space NOT APPLICABLE	<i>Is this item applicable?</i> ~~<i>Will this be discharged or satisfied prior to or at settlement?</i>~~ ~~<i>Are there any attachments?</i>~~ ~~<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>~~ ~~Date of Agreement:~~ ~~Name of parties:~~ ~~Terms of agreement:~~ ~~Contribution payable (if any):~~	☐ N/A N/A
5.4	Section 55—Order to remove or perform work NOT APPLICABLE	<i>Is this item applicable?</i> ~~<i>Will this be discharged or satisfied prior to or at settlement?</i>~~ ~~<i>Are there any attachments?</i>~~ ~~<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>~~ ~~Date of order:~~ ~~Terms of order:~~	☐ N/A N/A

		Building work (if any) required to be carried out:	
		Amount payable (if any):	
5.5	Section 56—Notice to complete development	<i>Is this item applicable?</i>	☐
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
	NOT APPLICABLE	<i>Are there any attachments?</i>	N/A
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Requirements of notice:	
		Building work (if any) required to be carried out:	
		Amount payable (if any):	
5.6	Section 57—Land management agreement	<i>Is this item applicable?</i>	☐
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
	NOT APPLICABLE	<i>Are there any attachments?</i>	N/A
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of agreement:	
		Name of parties:	
		Terms of agreement:	
5.7	Section 60—Notice of intention by building owner	<i>Is this item applicable?</i>	☐
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
	NOT APPLICABLE	<i>Are there any attachments?</i>	N/A
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Building work proposed (as stated in the notice):	
		Other building work as required pursuant to the Act:	
5.8	Section 69—Emergency order	<i>Is this item applicable?</i>	☐
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
	NOT APPLICABLE	<i>Are there any attachments?</i>	N/A
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		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):~~	
5.9	Section 71—Fire safety notice	~~Is this item applicable?~~ ☐ ~~Will this be discharged or satisfied prior to or at settlement?~~ N/A NOT APPLICABLE ~~Are there any attachments?~~ N/A ~~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):~~	
5.10	Section 84—Enforcement notice	~~Is this item applicable?~~ ☐ ~~Will this be discharged or satisfied prior to or at settlement?~~ N/A NOT APPLICABLE ~~Are there any attachments?~~ N/A ~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~ ~~Date notice given:~~ ~~Name of relevant authority giving notice:~~ ~~Nature of directions contained in notice:~~ ~~Building work (if any) required to be carried out:~~ ~~Amount payable (if any):~~	
5.11	Section 85(6), 85(10 or 106—Enforcement order	~~Is this item applicable?~~ ☐ ~~Will this be discharged or satisfied prior to or at settlement?~~ N/A NOT APPLICABLE ~~Are there any attachments?~~ N/A ~~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:~~	

5.12	Part 11 Division 2—Proceedings	Is this item applicable?	☒
		Will this be discharged or satisfied prior to or at settlement?	NO
		Are there any attachments?	YES
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Environment Resources and Development Court Order – See Annexure D</i>	
		Date of commencement of proceedings: See Annexure D	
		Date of determination or order (if any): See Annexure D	
		Terms of determination or order (if any): See Annexure D	

6. Repealed Act conditions

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

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 any attachments?	YES
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Emergency Services Levy Certificate – See Annexure E</i>	
		Date of notice: See Annexure E	
		Amount of levy payable: See Annexure E	

8. Environment Protection Act 1993

8.1	section 59—Environment performance agreement that is registered in relation to the land	<i>Is this item applicable?</i>	☐
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
	NOT APPLICABLE	<i>Are there any attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	N/A
		Date of agreement:	
8.2	section 93—Environment protection order that is registered in relation to the land	<i>Is this item applicable?</i>	☐
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
	NOT APPLICABLE	<i>Are there any attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	N/A
		Date of issue:	
		Compliance date(s) specified in the order:	
8.3	section 93A—Environment protection order relating to cessation of activity that is registered in relation to the land	<i>Is this item applicable?</i>	☐
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
	NOT APPLICABLE	<i>Are there any attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	N/A
		Date of issue:	
		Compliance date(s) specified in the order:	
8.4	section 99—Clean up order that is registered in relation to the land	<i>Is this item applicable?</i>	☐
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
	NOT APPLICABLE	<i>Are there any attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	N/A
		Date of issue:	
		Compliance date(s) specified in the order:	
		Amount of charge on the land (if applicable and known):	
8.5	section 100—Clean up authorisation that is registered in relation to the land	<i>Is this item applicable?</i>	☐
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
	NOT APPLICABLE	<i>Are there any attachments?</i>	N/A

		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~ ~~Date of issue:~~ ~~Amount of charge on the land (if known):~~	
8.6	section 103H—Site contamination assessment order that is registered in relation to the land NOT APPLICABLE	~~Is this item applicable?~~ ☐ ~~Will this be discharged or satisfied prior to or at settlement?~~ N/A ~~Are there any attachments?~~ N/A ~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~ ~~Date of issue:~~ ~~Compliance date(s) specified in the order:~~ ~~Amount of charge on the land (if applicable and known):~~	
8.7	section 103J—Site remediation order that is registered in relation to the land NOT APPLICABLE	~~Is this item applicable?~~ ☐ ~~Will this be discharged or satisfied prior to or at settlement?~~ N/A ~~Are there any attachments?~~ N/A ~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~ ~~Date of issue:~~ ~~Compliance date(s) specified in the order:~~ ~~Amount of charge on the land (if applicable and known):~~	
8.8	section 103N— Notice of declaration of special management area in relation to the land (due to possible existence of site contamination) NOT APPLICABLE	~~Is this item applicable?~~ ☐ ~~Will this be discharged or satisfied prior to or at settlement?~~ N/A ~~Are there any attachments?~~ N/A ~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~ ~~Date of notice:~~ ~~Date of Gazette in which notice published:~~ ~~Description of area or areas to which the notice relates:~~	
8.9	section 103P—Notation of site contamination audit report in relation to the land NOT APPLICABLE	~~Is this item applicable?~~ ☐ ~~Will this be discharged or satisfied prior to or at settlement?~~ N/A ~~Are there any attachments?~~ N/A ~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~ ~~Date of notation:~~	

		Note—	
		Site contamination audit reports are kept by the EPA in the public register under section 109 of the <i>Environment Protection Act 1993</i>	
8.10	section 103S—Notice of prohibition or restriction on taking water affected by site contamination in relation to the land	Is this item applicable?	☐
		Will this be discharged or satisfied prior to or at settlement?	N/A
	NOT APPLICABLE	Are there any attachments?	N/A
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Date of Gazette in which notice published:	
		Description of the water to which the notice relates:	
		Particulars given in the notice of the site contamination affecting the water:	
9	Fences Act 1975		
9.1	section 5—Notice of intention to perform fencing work	Is this item applicable?	☐
		Will this be discharged or satisfied prior to or at settlement?	N/A
	NOT APPLICABLE	Are there any attachments?	N/A
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Name and address of person to whom notice was given or from whom notice was received:	
		Particulars of relevant boundary:	
		Kind of fence proposed to be constructed or nature of work proposed to be done to existing fence:	
		Cost or estimated cost of fence or work (as stated in the notice):	
		Amount sought by proponent from adjoining owner (as stated in the notice):	
		If there is a cross notice under section 6, give details of—	
		—— (a) — the proposals objected to:	
		—— (b) — the counter proposals:	

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	~~<i>Is this item applicable?</i>~~	☐
	NOT APPLICABLE	~~<i>Will this be discharged or satisfied prior to or at settlement?</i>~~	N/A
		~~<i>Are there any attachments?</i>~~	N/A
		~~<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>~~	
		~~Date of notice:~~	
		~~Person or body who issued notice:~~	
		~~Requirements of notice (as stated therein):~~	
		~~Amount payable (if any):~~	

11 Food Act 2001

11.1	section 44—Improvement notice	~~<i>Is this item applicable?</i>~~	☐
	NOT APPLICABLE	~~<i>Will this be discharged or satisfied prior to or at settlement?</i>~~	N/A
		~~<i>Are there any attachments?</i>~~	N/A
		~~<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>~~	
		~~Date of notice:~~	
		~~Name of authorised officer who served notice:~~	
		~~Name of authority that appointed officer:~~	
		~~Requirements of notice:~~	
11.2	section 46—Prohibition order	~~<i>Is this item applicable?</i>~~	☐
	NOT APPLICABLE	~~<i>Will this be discharged or satisfied prior to or at settlement?</i>~~	N/A
		~~<i>Are there any attachments?</i>~~	N/A
		~~<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>~~	
		~~Date of order:~~	
		~~Name of authorised officer who served order:~~	
		~~Requirements of order:~~	

12 Ground Water (Qualco – Sunlands) Control Act 2000			
12.1	Part 6—Risk management allocation	<i>Is this item applicable?</i> ☐ <i>Will this be discharged or satisfied prior to or at settlement?</i> N/A NOT APPLICABLE <i>Are there any attachments?</i> N/A <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Is a waterlogging and salinity risk management allocation attached to the whole or any part of the land? [] If YES, give details of the allocation and the land to which it is attached:	
12.2	section 56—Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	<i>Is this item applicable?</i> ☐ <i>Will this be discharged or satisfied prior to or at settlement?</i> N/A NOT APPLICABLE <i>Are there any attachments?</i> N/A <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Date of notice: Amount payable (as stated in notice):	
13 Heritage Places Act 1993			
13.1	section 14(2)(b)—Registration of an object of heritage significance	<i>Is this item applicable?</i> ☐ <i>Will this be discharged or satisfied prior to or at settlement?</i> N/A NOT APPLICABLE <i>Are there any attachments?</i> N/A <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Date of registration: Description and location of object registered:	
13.2	section 17 or 18—Provisional registration or registration	<i>Is this item applicable?</i> ☐ <i>Will this be discharged or satisfied prior to or at settlement?</i> N/A NOT APPLICABLE <i>Are there any attachments?</i> N/A <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Description of place registered: Has the place been designated as a place of geological, palaeontological or speleological significance or archaeological significance? []	

		If YES, give details:	
13.3	section 30—Stop order	<i>Is this item applicable?</i>	☐
	NOT APPLICABLE	~~<i>Will this be discharged or satisfied prior to or at settlement?</i>~~	N/A
		~~<i>Are there any attachments?</i>~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		~~Date of order:~~	
		~~Term of order:~~	
13.4	Part 6—Heritage agreement	<i>Is this item applicable?</i>	☐
	NOT APPLICABLE	~~<i>Will this be discharged or satisfied prior to or at settlement?</i>~~	N/A
		~~<i>Are there any attachments?</i>~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		~~Date of agreement:~~	
		~~Description of property subject to agreement:~~	
		~~Names of parties:~~	
		~~Terms of agreement:~~	
13.5	section 38—"No development" order	<i>Is this item applicable?</i>	☐
	NOT APPLICABLE	~~<i>Will this be discharged or satisfied prior to or at settlement?</i>~~	N/A
		~~<i>Are there any attachments?</i>~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		~~Date of order:~~	
		~~Terms of order:~~	
14	Highways Act 1926		
14.1	Part 2A—Establishment of control of access from any road abutting the land	<i>Is this item applicable?</i>	☐
	NOT APPLICABLE	~~<i>Will this be discharged or satisfied prior to or at settlement?</i>~~	N/A
		~~<i>Are there any attachments?</i>~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		~~Date of establishment of control of access:~~	
		~~Description of boundary of land affected:~~	

15 Housing Improvement Act 1940 (repealed)			
15.1	section 23—Declaration that house is undesirable or unfit for human habitation	~~Is this item applicable?~~ ☐ ~~Will this be discharged or satisfied prior to or at settlement?~~ N/A ~~Are there any attachments?~~ N/A ~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~ ~~Date of declaration:~~ ~~Those particulars required to be provided by a council under section 23:~~	
	NOT APPLICABLE		
15.2	Part 7 (rent control for substandard houses)—Notice or declaration	~~Is this item applicable?~~ ☐ ~~Will this be discharged or satisfied prior to or at settlement?~~ N/A ~~Are there any attachments?~~ N/A ~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~ ~~Date of notice or declaration:~~ ~~Those particulars required to be provided by the housing authority under section 60:~~	
	NOT APPLICABLE		
16 Housing Improvement Act 2016			
16.1	Part 3 Division 1—Assessment, improvement or demolition orders	~~Is this item applicable?~~ ☐ ~~Will this be discharged or satisfied prior to or at settlement?~~ N/A ~~Are there any attachments?~~ N/A ~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~ ~~Date of order:~~ ~~Those particulars required to be provided by the Minister under section 14 or 15 (if applicable):~~	
	NOT APPLICABLE		
16.2	section 22—Notice to vacate premises	~~Is this item applicable?~~ ☐ ~~Will this be discharged or satisfied prior to or at settlement?~~ N/A ~~Are there any attachments?~~ N/A ~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~ ~~Date of notice:~~ ~~Name of authority that issued the notice:~~ ~~Date by which the premises must be vacated:~~	
	NOT APPLICABLE		

16.3	section 25—Rental control notice	~~Is this item applicable?~~	☐
		~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
	NOT APPLICABLE	~~Are there any attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		~~Date of notice:~~	
		~~Maximum rent payable (per week):~~	
17	Land Acquisition Act 1969		
17.1	section 10—Notice of intention to acquire	~~Is this item applicable?~~	☐
		~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
	NOT APPLICABLE	~~Are there any attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		~~Date of notice:~~	
		~~Name of Authority who served notice:~~	
		~~Description of land intended to be acquired (as described in the notice):~~	
18	Landscape South Australia Act 2019		
18.1	section 72—Notice to pay levy in respect of costs of regional landscape board	Is this item applicable?	☒
		Will this be discharged or satisfied prior to or at settlement?	YES*
		*Regional Landscape Levy only (if any)	
		Are there any attachments?	YES
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~ Refer to Council Certificate of Charges – See Annexure D	
		Date of notice: See Annexure D	
		Amount of levy payable: See Annexure D	
18.2	section 78—Notice to pay levy in respect of right to take water or taking of water	~~Is this item applicable?~~	☐
		~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
	NOT APPLICABLE	~~Are there any attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		~~Date of notice:~~	
		~~Amount of levy payable:~~	

18.3	section 99—Notice to prepare an action plan for compliance with general statutory duty	<i>Is this item applicable?</i>	☐
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
	NOT APPLICABLE	<i>Are there any attachments?</i>	N/A
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Name of authority or person that issued notice:	
		Requirements of notice (as specified therein):	
18.4	section 107—Notice to rectify effects of unauthorised activity	<i>Is this item applicable?</i>	☐
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
	NOT APPLICABLE	<i>Are there any attachments?</i>	N/A
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Name of relevant authority that issued notice:	
		Requirements of notice (as specified therein):	
18.5	section 108—Notice to maintain watercourse or lake in good condition	<i>Is this item applicable?</i>	☐
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
	NOT APPLICABLE	<i>Are there any attachments?</i>	N/A
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Name of relevant authority that issued notice:	
		Requirements of notice (as specified therein):	
18.6	section 109—Notice restricting the taking of water or directing action in relation to the taking of water	<i>Is this item applicable?</i>	☐
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
	NOT APPLICABLE	<i>Are there any attachments?</i>	N/A
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Name of relevant authority that issued notice:	
		Requirements of notice (as specified therein):	

18.7	section 111—Notice to remove or modify a dam, embankment, wall or other obstruction or object	<i>Is this item applicable?</i>	☐
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
	NOT APPLICABLE	<i>Are there any attachments?</i>	N/A
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Requirements of notice (as specified therein):	
18.8	section 112—Permit (or condition of a permit) that remains in force	<i>Is this item applicable?</i>	☐
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
	NOT APPLICABLE	<i>Are there any attachments?</i>	N/A
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of permit:	
		Name of relevant authority that granted permit:	
		Condition(s) of permit:	
18.9	section 120—Notice to take remedial or other action in relation to a well	<i>Is this item applicable?</i>	☐
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
	NOT APPLICABLE	<i>Are there any attachments?</i>	N/A
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Location of well:	
		Requirements of notice (as specified therein):	
18.10	section 135—Water resource works approval	<i>Is this item applicable?</i>	☐
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
	NOT APPLICABLE	<i>Are there any attachments?</i>	N/A
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Details of site where works are authorised:	
18.11	section 142—Site use approval	<i>Is this item applicable?</i>	☐
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
	NOT APPLICABLE	<i>Are there any attachments?</i>	N/A
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Details of location where water use is allowed:	

18.12	section 166—Forest water licence	<i>Is this item applicable?</i>	☐
	NOT APPLICABLE	~~<i>Will this be discharged or satisfied prior to or at settlement?</i>~~	N/A
		~~<i>Are there any attachments?</i>~~	N/A
		~~<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>~~	
		~~Details of location of forest to which licence relates:~~	
18.13	section 191—Notice of instruction as to keeping or management of animal or plant	<i>Is this item applicable?</i>	☐
	NOT APPLICABLE	~~<i>Will this be discharged or satisfied prior to or at settlement?</i>~~	N/A
		~~<i>Are there any attachments?</i>~~	N/A
		~~<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>~~	
		~~Date of notice:~~	
		~~Name of authorised officer who issued notice:~~	
		~~Requirements of notice (as specified therein):~~	
18.14	section 193—Notice to comply with action order for the destruction or control of animals or plants	<i>Is this item applicable?</i>	☐
	NOT APPLICABLE	~~<i>Will this be discharged or satisfied prior to or at settlement?</i>~~	N/A
		~~<i>Are there any attachments?</i>~~	N/A
		~~<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>~~	
		~~Date of notice:~~	
		~~Name of authorised officer who issued notice:~~	
		~~Requirements of notice (as specified therein):~~	
18.15	section 194—Notice to pay costs of destruction or control of animals or plants on road reserve	<i>Is this item applicable?</i>	☐
	NOT APPLICABLE	~~<i>Will this be discharged or satisfied prior to or at settlement?</i>~~	N/A
		~~<i>Are there any attachments?</i>~~	N/A
		~~<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>~~	
		~~Date of notice:~~	
		~~Name of authority that issued notice:~~	
		~~Amount payable (as specified in notice):~~	
18.16	section 196—Notice requiring control or quarantine of animal or plant	<i>Is this item applicable?</i>	☐
	NOT APPLICABLE	~~<i>Will this be discharged or satisfied prior to or at settlement?</i>~~	N/A
		~~<i>Are there any attachments?</i>~~	N/A
		~~<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>~~	

		Date of notice:	
		Requirements of notice (as specified therein):	
18.17	section 207—Protection order to secure compliance with specified provisions of the Act	~~Is this item applicable?~~	☐
		~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
	NOT APPLICABLE	~~Are there any attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		Date of order:	
		Name of authority or person who issued order:	
		Requirements of order (as specified therein):	
18.18	section 209—Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	~~Is this item applicable?~~	☐
		~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
	NOT APPLICABLE	~~Are there any attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		Date of order:	
		Name of authority or person who issued order:	
		Requirements of order (as specified therein):	
18.19	section 211—Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	~~Is this item applicable?~~	☐
		~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
	NOT APPLICABLE	~~Are there any attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		Date of authorisation:	
		Name of relevant authority that issued authorisation:	
		Person authorised to take action:	
		Requirements of authorisation (as specified therein):	
18.20	section 215—Orders made by ERD Court	~~Is this item applicable?~~	☐
		~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
	NOT APPLICABLE	~~Are there any attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		Date of order:	
		Name of parties:	
		Requirements of order:	

18.21	section 219—Management agreements	~~Is this item applicable?~~ ☐ ~~Will this be discharged or satisfied prior to or at settlement?~~ N/A ~~Are there any attachments?~~ N/A ~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~ ~~Date of agreement:~~ ~~Name of parties:~~ ~~Requirements of agreement:~~
18.22	section 235—Additional orders on conviction	~~Is this item applicable?~~ ☐ ~~Will this be discharged or satisfied prior to or at settlement?~~ N/A ~~Are there any attachments?~~ N/A ~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~ ~~Date of conviction:~~ ~~Name of court by which conviction is recorded:~~ ~~Requirements of additional order(s):~~
19	Land Tax Act 1936	
19.1	Notice, order or demand for payment of land tax	~~Is this item applicable?~~ ☒ ~~Will this be discharged or satisfied prior to or at settlement?~~ YES ~~Are there any attachments?~~ YES ~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~ Land Tax Certificate – See Annexure F ~~Date of notice, order or demand:~~ See Annexure F ~~Amount payable (as stated in the notice):~~ See Annexure F
20	Local Government Act 1934 (repealed)	
20.1	Notice, order, declaration, charge, claim or demand given or made under the Act	~~Is this item applicable?~~ ☐ ~~Will this be discharged or satisfied prior to or at settlement?~~ N/A ~~Are there any attachments?~~ N/A ~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~ ~~Date of notice, order etc:~~

~~Name of council by which, or person by whom,
notice, order etc is given or made:~~

~~Land subject thereto:~~

~~Nature of requirements contained in notice,
order etc:~~

~~Time for carrying out requirements:~~

~~Amount payable (if any):~~

21. Local Government Act 1999

21.1 Notice, order, declaration, charge,
claim or demand given or made
under the Act

Is this item applicable?



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

****(Council rates only)***

Are there attachments?

YES

*If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the
particulars):* **Council Certificate of Charges –
See Annexure D**

Date of notice, order etc: **See Annexure D**

Name of council by which, or person by whom,
notice, order etc is given or made:

City of West Torrens

Land subject thereto: **Certificate of Title
Volume 5113 Folio 732**

Nature of requirements contained in notice, order
etc: **See Annexure D**

Time for carrying out requirements:
See Annexure D

Amount payable (if any):
See Annexure D

22. Local Nuisance and Litter Control Act 2016

22.1 section 30—Nuisance or litter
abatement notice

~~***Is this item applicable?***~~



NOT APPLICABLE

~~***Will this be discharged or satisfied prior to or
at settlement?***~~ N/A

~~***Are there attachments?***~~

N/A

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

~~Date of notice:~~

~~Notice issued by:~~

~~Nature of requirements contained in notice:~~

~~Time for carrying out requirements:~~

23. Metropolitan Adelaide Road Widening Plan Act 1972

23.1	section 6—Restriction on building work	~~Is this item applicable?~~	☐
	NOT APPLICABLE	~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
		~~Are there attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		~~Does the restriction apply to all of the land?~~	
		~~[—]~~	
		~~If NO, give details about the part of the land to which the restriction applies:~~	

24. Mining Act 1971

24.1	Mining tenement (other than an exploration licence)	~~Is this item applicable?~~	☐
	NOT APPLICABLE	~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
		~~Are there attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		Type of tenement:	
		Terms of tenement:	
		Condition(s) (if any) the tenement is subject to:	
24.2	section 9AA—Agreement or order to waive exemption from mining operations	~~Is this item applicable?~~	☐
	NOT APPLICABLE	~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
		~~Are there attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		Date of agreement or order:	
		Description of land subject to agreement or order:	
		Names of parties:	
		Period of waiver:	
		Terms (and conditions if any) of agreement or order:	
24.3	section 56T(1)—Consent to a change in authorised operations	~~Is this item applicable?~~	☐
	NOT APPLICABLE	~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
		~~Are there attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		Date of consent:	

		Description of property subject to consent:	
		Name of tenement holder who sought consent:	
		Name of person who gave consent:	
		Terms of agreement:	
24.4	section 58(a)—Agreement authorising tenement holder to enter land	~~Is this item applicable?~~	☐
	NOT APPLICABLE	~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
		~~Are there attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		Date of agreement:	
		Description of property subject to agreement:	
		Names of parties:	
		Terms of agreement:	
24.5	section 58A—Notice of intention to commence authorised operations or apply for lease or licence	~~Is this item applicable?~~	☐
	NOT APPLICABLE	~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
		~~Are there attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		Date of notice:	
		Description of property subject to notice:	
		Names of person who served notice:	
		Name of person on whom notice was served:	
		Terms of notice:	
24.6	section 61—Agreement or order to pay compensation for mining operations	~~Is this item applicable?~~	☐
	NOT APPLICABLE	~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
		~~Are there attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		Date of agreement or order:	
		Description of property subject to agreement or order:	
		Names of parties:	
		Terms of agreement or order:	
24.7	section 75(1)—Consent relating to extractive minerals	~~Is this item applicable?~~	☐
	NOT APPLICABLE	~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
		~~Are there attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	

		Date of consent:	
		Description of property subject to consent:	
		Names of tenement holder who sought consent:	
		Name of person who gave consent	
		Terms of consent:	
24.8	section 82(1)—Deemed consent or agreement	~~Is this item applicable?~~	☐
	NOT APPLICABLE	~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
		~~Are there attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		Date of consent or agreement:	
		Description of property subject to consent or agreement:	
		Name of owner of the land/tenement holder deemed to have provided consent or agreement:	
		Terms of consent or agreement:	
24.9	Proclamation with respect to a private mine	~~Is this item applicable?~~	☐
	NOT APPLICABLE	~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
		~~Are there attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		Date of proclamation:	
25.	Native Vegetation Act 1991		
25.1	Part 4 Division 1—Heritage agreement	~~Is this item applicable?~~	☐
	NOT APPLICABLE	~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
		~~Are there attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		Date of agreement:	
		Description of property subject to agreement:	
		Names of parties:	
		Terms of agreement:	
25.2	section 25C—Conditions of approval regarding achievement of environmental benefit by accredited third party provider	~~Is this item applicable?~~	☐
	NOT APPLICABLE	~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
		~~Are there attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	

		Date of approval:	
		Condition(s) of approval:	
		Terms of agreement:	
25.3	section 25D—Management agreement	<i>Is this item applicable?</i>	☐
	NOT APPLICABLE	<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
		<i>Are there attachments?</i>	N/A
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of agreement:	
		Names of parties:	
		Terms of agreement:	
25.4	Part 5 Division 1—Refusal to grant consent, or condition of a consent, to clear native vegetation	<i>Is this item applicable?</i>	☐
	NOT APPLICABLE	<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
		<i>Are there attachments?</i>	N/A
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of refusal or grant of consent:	
		If consent given, condition(s) (if any) of the consent:	
26	Natural Resources Management Act 2004 (repealed)		
26.1	section 97—Notice to pay levy in respect of costs of regional NRM board	<i>Is this item applicable?</i>	☐
	NOT APPLICABLE	<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
		<i>Are there attachments?</i>	N/A
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Amount of levy payable:	
26.2	section 123—Notice to prepare an action plan for compliance with general statutory duty	<i>Is this item applicable?</i>	☐
	NOT APPLICABLE	<i>Will this be discharged or satisfied prior to or at settlement?</i>	N/A
		<i>Are there attachments?</i>	N/A
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Date of notice:	
		Name of authority or person that issued notice:	
		Requirements of notice (as specified therein):	

26.3	section 134—Notice to remove or modify a dam, embankment, wall or other obstruction or object	~~Is this item applicable?~~ ☐ ~~Will this be discharged or satisfied prior to or at settlement?~~ N/A ~~Are there attachments?~~ N/A ~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~ ~~Date of notice:~~ ~~Requirements of notice (as specified therein):~~
	NOT APPLICABLE	
26.4	section 135—Condition (that remains in force) of a permit	~~Is this item applicable?~~ ☐ ~~Will this be discharged or satisfied prior to or at settlement?~~ N/A ~~Are there attachments?~~ N/A ~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~ ~~Date of permit:~~ ~~Name of relevant authority that granted permit:~~ ~~Condition(s) of permit:~~
	NOT APPLICABLE	
26.5	section 181—Notice of instruction as to keeping or management of animal or plant	~~Is this item applicable?~~ ☐ ~~Will this be discharged or satisfied prior to or at settlement?~~ N/A ~~Are there attachments?~~ N/A ~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~ ~~Date of notice:~~ ~~Name of authorised officer who issued notice:~~ ~~Requirements of notice (as specified therein):~~
	NOT APPLICABLE	
26.6	section 183—Notice to prepare an action plan for the destruction or control of animals or plants	~~Is this item applicable?~~ ☐ ~~Will this be discharged or satisfied prior to or at settlement?~~ N/A ~~Are there attachments?~~ N/A ~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~ ~~Date of notice:~~ ~~Name of authorised officer who issued notice:~~ ~~Requirements of notice (as specified therein):~~
	NOT APPLICABLE	
26.7	section 185—Notice to pay costs of destruction or control of animals or plants on road reserve	~~Is this item applicable?~~ ☐ ~~Will this be discharged or satisfied prior to or at settlement?~~ N/A ~~Are there attachments?~~ N/A ~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~ ~~Date of notice:~~
	NOT APPLICABLE	

		Name of authority that issued notice:	
		Amount payable (as specified in notice):	
26.8	section 187—Notice requiring control or quarantine of animal or plant	~~Is this item applicable?~~	☐
	NOT APPLICABLE	~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
		~~Are there attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		~~Date of notice:~~	
		~~Requirements of notice (as specified therein):~~	
26.9	section 193—Protection order to secure compliance with specified provisions of the Act	~~Is this item applicable?~~	☐
	NOT APPLICABLE	~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
		~~Are there attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		~~Date of order:~~	
		~~Name of authority or person who issued order:~~	
		~~Requirements of order (as specified therein):~~	
26.10	section 195—Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	~~Is this item applicable?~~	☐
	NOT APPLICABLE	~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
		~~Are there attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		~~Date of order:~~	
		~~Name of authority or person who issued order:~~	
		~~Requirements of order (as specified therein):~~	
26.11	section 197—Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	~~Is this item applicable?~~	☐
	NOT APPLICABLE	~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
		~~Are there attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		~~Date of authorisation:~~	
		~~Name of relevant authority that issued authorisation:~~	
		~~Person authorised to take action:~~	
		~~Requirements of authorisation (as specified therein):~~	

27. Outback Communities (Administration and Management) Act 2009

27.1	section 21—Notice of levy or contribution payment	~~Is this item applicable?~~	☐
		~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
	NOT APPLICABLE	~~Are there attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		~~Date of notice:~~	
		~~Name of person or body giving notice:~~	
		~~Type of levy or contribution:~~	
		~~Amount payable (as stated in notice):~~	

28. Phylloxera and Grape Industry Act 1995

28.1	section 23(1)—Notice of contribution payable	~~Is this item applicable?~~	☐
		~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
	NOT APPLICABLE	~~Are there attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		~~Date of notice:~~	
		~~Name of person or body giving notice:~~	
		~~Terms of notice:~~	
		~~Amount payable (as stated in notice):~~	

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.]	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):	
		Council Search – See Annexure D and Property Interest Report – See Annexure B	
		Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):	
		General Neighbourhood (GN)	
		See Annexure D for zoning overlays.	
		Is the land situated in a State Heritage place?	
		NO	
		Is the land designated as a place of local heritage value?	
		NO	

		Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land? NO	
		Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? YES – See Annexure B and D Note— For further information about the Planning and Design Code visit www.code.plan.sa.gov.au .	
29.2	section 127—Condition (that continues to apply) of a development authorisation [Note— Do not omit this item. The item and its heading must be included in the statement even if not applicable.] 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:—~~	☐ N/A N/A
29.3	section 139—Notice of proposed work and notice may require access 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 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:~~	☐ N/A N/A
29.4	section 140—Notice requesting access 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 notice:~~ ~~Name of person requesting access:~~ ~~Reason for which access is sought (as stated in the notice):~~ ~~Activity or work to be carried out:~~	☐ N/A N/A

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?~~	N/A
	NOT APPLICABLE	~~Are there attachments?~~	N/A
		~~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?~~	N/A
	NOT APPLICABLE	~~Are there attachments?~~	N/A
		~~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?~~	☐
	NOT APPLICABLE	~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
		~~Are there attachments?~~	N/A
		~~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?~~	N/A
	NOT APPLICABLE	~~Are there attachments?~~	N/A
		~~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?~~	N/A
	NOT APPLICABLE	~~Are there attachments?~~	N/A
		~~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?~~	N/A
	NOT APPLICABLE	~~Are there attachments?~~	N/A
		~~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?~~	N/A
	NOT APPLICABLE	~~Are there attachments?~~	N/A
		~~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?~~	☐
	NOT APPLICABLE	~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
		~~Are there attachments?~~	N/A
		~~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?~~	☐
	NOT APPLICABLE	~~Will this be discharged or satisfied prior to or at settlement?~~	N/A

		~~Are there attachments?~~	N/A
		~~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?~~	☐
	NOT APPLICABLE	~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
		~~Are there attachments?~~	N/A
		~~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:~~	
30.	Plant Health Act 2009		
30.1	section 8 or 9—Notice or order concerning pests	~~Is this item applicable?~~	☐
	NOT APPLICABLE	~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
		~~Are there attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		~~Date of notice or order:~~	
		~~Date of Gazette in which notice published (if applicable):~~	
		~~Nature of requirement, restriction or prohibition:~~	
31.	Public and Environmental Health Act 1987 (repealed)		
31.1	Part 3—Notice	~~Is this item applicable?~~	☐
	NOT APPLICABLE	~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
		~~Are there attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		~~Date of notice:~~	
		~~Name of council or other authority giving notice:~~	

		Requirements of notice:
31.2	Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval	Is this item applicable? ☐ Will this be discharged or satisfied prior to or at settlement? N/A Are there attachments? N/A <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Date of approval: Name of relevant authority that granted the approval: Condition(s) of approval:
	NOT APPLICABLE	
31.3	Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)	Is this item applicable? ☐ Will this be discharged or satisfied prior to or at settlement? N/A Are there attachments? N/A <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Date of order: Name of relevant authority giving order: Requirements of order:
	NOT APPLICABLE	
32.	South Australian Public Health Act 2011	
32.1	section 66—Direction or requirement to avert spread of disease	Is this item applicable? ☐ Will this be discharged or satisfied prior to or at settlement? N/A Are there attachments? N/A <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Date of direction or requirement: Name of authority giving direction or making requirement: Nature of direction or requirement:
	NOT APPLICABLE	
32.2	section 92—Notice	Is this item applicable? ☐ Will this be discharged or satisfied prior to or at settlement? N/A Are there attachments? N/A <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Date of notice: Name of council or other relevant authority giving notice: Requirements of notice:
	NOT APPLICABLE	

32.3	South Australian Public Health (Wastewater) Regulations 2013 Part 4—Condition (that continues to apply) of an approval	~~Is this item applicable?~~	☐
		~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
	NOT APPLICABLE	~~Are there attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		~~Date of approval:~~	
		~~Name of person or body that granted the approval:~~	
		~~Condition(s) of approval:~~	

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

33.1	section 23—Notice of contribution payable	~~Is this item applicable?~~	☐
		~~Will this be discharged or satisfied prior to or at settlement?~~	N/A
	NOT APPLICABLE	~~Are there attachments?~~	N/A
		~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~	
		~~Date of notice:~~	
		~~Terms of notice:~~	
		~~Amount payable:~~	

34. Water Industry Act 2012

34.1	Notice or order under the Act requiring payment of charges or other amounts or making other requirement	Is this item applicable?	☒
		Will this be discharged or satisfied prior to or at settlement?	YES
		Are there attachments?	YES
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): SA Water Certificate – See Annexure G	
		Date of notice or order: See Annexure G	
		Name of person or body who served notice or order: See Annexure G	
		Amount payable (if any) as specified in the notice or order: See Annexure G	
		Nature of other requirement made (if any) as specified in the notice or order: See Annexure G	

35. Water Resources Act 1997			
35.1	section 18 (repealed)—Condition (that remains in force) of a permit	~~Is this item applicable?~~ ☐ ~~Will this be discharged or satisfied prior to or at settlement?~~ N/A NOT APPLICABLE ~~Are there attachments?~~ N/A ~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~ ~~Date of permit:~~ ~~Name of relevant authority that granted permit:~~ ~~Condition(s) of permit:~~	
35.2	section 125 (or a corresponding previous enactment)—Notice to pay levy	~~Is this item applicable?~~ ☐ ~~Will this be discharged or satisfied prior to or at settlement?~~ N/A NOT APPLICABLE ~~Are there attachments?~~ N/A ~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~ ~~Date of notice:~~ ~~Amount of levy payable:~~	
36. Other charges			
36.1	Charge of any kind affecting the land (not included in another item)	Is this item applicable? ☒ * Will this be discharged or satisfied prior to or at settlement? YES *Insofar as the charge or security interest relates to the Land only (if at all) Are there attachments? YES* If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Person or body in whose favour charge exists: Refer to the registrations against the Vendor in the Personal Property Securities Register (if any) Nature of charge: Refer to the registrations against the Vendor in the Personal Property Securities Register (if any) Amount of charge (if known): Refer to the registrations against the Vendor in the Personal Property Securities Register (if any)	

Schedule—Division 2—Other particulars (section 7(1)(b))



NOTE: the land is subject to a Transmission Application lodged at the Lands Titles Office – See Annexure I



Particulars of transactions in last 12 months

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

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

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

- 1 — The name and address of each party to the transaction and of each person in whom an interest vested as a result of the transaction:—
- 2 — The date and nature of each instrument registered on the certificate of title or, if no such instrument has been registered, the date and nature of each document forming the whole or part of a contract relating to the transaction:—
- 3 — Particulars of the consideration provided for the purposes of the transaction:—

The above particulars must be provided for each transaction.—

Particulars relating to community lot (including strata lot) or development lot



- 1 — Name of community corporation:—
— Address of community corporation:—
- 2 — Application must be made in writing to the community corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the community corporation for the documents referred to in 6 unless those documents are obtained from the Lands Titles Registration Office.
- 3 — Particulars supplied by the community corporation or known to the vendor:—
 - (a) — particulars of contributions payable in relation to the lot (including details of arrears of contributions related to the lot):—
 - (b) — particulars of assets and liabilities of the community corporation:—
 - (c) — particulars of expenditure that the community corporation has incurred, or has resolved to incur, and to which the owner of the lot must contribute, or is likely to be required to contribute:—
 - (d) — if the lot is a development lot, particulars of the scheme description relating to the development lot and particulars of the obligations of the owner of the development lot under the development contract:—
 - (e) — if the lot is a community lot, particulars of the lot entitlement of the lot:—

[If any of the above particulars have not been supplied by the community 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 community corporation that are enclosed:

(a) a copy of the minutes of the general meetings of the community corporation and management committee ~~*for the 2 years preceding this statement/since the deposit of the community plan;~~

~~(*Strike out or omit whichever is the greater period)~~

[]

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

[]

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

[]

~~[For each document indicate (YES or NO) whether or not the document has been supplied by the community 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 community corporation and give details of any other steps taken to obtain the particulars or documents concerned:

6 The following documents are enclosed:

(a) a copy of the scheme description (if any) and the development contract (if any);

☐

(b) a copy of the by-laws of the community scheme.

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

☐

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

— Name:—

— Address:—

Note—

(1) A community corporation must (on application by or on behalf of a current or prospective owner or other relevant person) provide the particulars and documents referred to in 3(a)–(c) and 4 and must also make available for inspection any information required to establish the current financial position of the corporation, a copy of any contract with a body corporate manager and the register of owners and lot entitlements that the corporation maintains: see sections 139 and 140 of the *Community Titles Act 1996*.

(2) Copies of the scheme description, the development contract or the by-laws of the community scheme may be obtained from the community corporation or from the Lands Titles Registration Office.

(3) All owners of a community lot or a development lot are bound by the by-laws of the community scheme. The by-laws regulate the rights and liabilities of owners of lots in relation to their lots 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 community lot, see Division 3 of this Schedule.

Particulars relating to strata unit

☒

1 Name of strata corporation: **STRATA CORPORATION NO. 12301 INC**

Address of strata corporation: **444 HENLEY BEACH ROAD, LOCKLEYS SA 5032**

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

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

(a) particulars of contributions payable in relation to the unit (including details of arrears of contributions related to the unit): **Refer to Section 41 Statement – See Annexure H**

(b) particulars of the assets and liabilities of the strata corporation: **Refer to Section 41 Statement – See Annexure H**

- (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 Minutes and Section 41 Statement – See Annexure H**
- (d) particulars of the unit entitlement of the unit: **1,670/10,000**

[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 – See Annexure H

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

Yes – See Annexure H

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

Yes – See Annexure H

[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:

6 A copy of the articles of the strata corporation is enclosed. **Yes – See Annexure H and Schedule 3 of the Strata Titles Act 1988**

7 The following additional particulars are known to the vendor or have been supplied by the strata corporation: **As the Vendor is completing the sale as Executor of the Estate of Mabel Clarinda Harvey, no inquiries have been made of the Vendor and the vendor has no actual knowledge of the land, the state of the land and any other information other than the statutory publicly available records and information as disclosed in this Form 1. Refer to additional notices, disclosures and information in the Annexures of this Form 1 and in the contract.**



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

Name: **Hamish Watson, Body Corporate Manager**

Address: **Unit 2, 188 Fullarton Road, Dulwich SA 5065**

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.

Particulars of building indemnity insurance



Note—

~~Building indemnity insurance is not required for—~~

- (a) ~~domestic building work for which approval under the *Planning, Development and Infrastructure Act 2016*, the repealed *Development Act 1993* or the repealed *Building Act 1971* is or was not required; or~~
- (b) ~~minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or~~
- (c) ~~domestic building work commenced before 1 May 1987; or~~
- (d) ~~building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 2011*; or~~
- (e) ~~building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted under section 45 of that Act~~

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

- 1 ~~— Name(s) of person(s) insured:—~~
- 2 ~~— Name of insurer:—~~
- 3 ~~— Limitations on the liability of the insurer:—~~
- 4 ~~— Name of builder:—~~
- 5 ~~— Builder's licence number:—~~
- 6 ~~— Date of issue of insurance:—~~
- 7 ~~— Description of insured building work:—~~

Exemption from holding insurance:

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

~~[—]~~

~~If YES, give details:—~~

- (a) ~~Date of the exemption:~~
- (b) ~~Name of builder granted the exemption:~~
- (c) ~~Licence number of builder granted the exemption:~~
- (d) ~~Details of building work to which the exemption applies:~~
- (e) ~~Details of conditions (if any) to which the exemption is subject:—~~

Particulars relating to asbestos at workplaces



- 1 ~~— In these particulars—~~
 - ~~— **asbestos** and **asbestos containing material** have the same meaning as in the *Work Health and Safety Regulations 2012*;~~
 - ~~— **workplace** has the same meaning as in the *Work Health and Safety Act 2012*.~~
- 2 ~~— Is there a workplace on the land?~~
 - ~~— []~~
- 3 ~~— If YES, is there an asbestos register for the workplace?~~
 - ~~— []~~
- 4 ~~— If YES, does that register record any asbestos or asbestos containing material at the workplace (or likely to be present at the workplace from time to time and specify the location, type and condition of that asbestos or asbestos containing material?~~
 - ~~— [—]~~
- 5 ~~— If YES—~~

(a) ~~give details of the location, type and condition of the asbestos or asbestos containing material:~~

(b) ~~has a plan been prepared for the management of asbestos at the workplace?~~

~~_____ [_____]~~

~~_____ If YES, give details:~~

(c) ~~is any asbestos or asbestos containing material to be removed before settlement?~~

~~_____ [_____]~~

~~_____ If YES, give details:~~

Note—

1. ~~A register is not required to be prepared for a workplace—~~

(a) ~~if a register has already been prepared for the workplace; or~~

(b) ~~if—~~

(i) ~~the workplace is a building that was constructed after 31 December 2003; and~~

(ii) ~~no asbestos has been identified at the workplace; and~~

(iii) ~~no asbestos is likely to be present at the workplace from time to time.~~

~~_____ See regulation 425 of the *Work Health and Safety Regulations 2012*.~~

2. ~~A person with management or control of a workplace who plans to relinquish management or control must ensure (so far as is reasonably practicable) that the asbestos register is given to the person assuming management or control of the workplace.~~

~~_____ See regulation 428 of the *Work Health and Safety Regulations 2012*.~~

Particulars relating to aluminium composite panels



~~Has the vendor been notified that a building on the land has been identified, as part of a South Australian Building Cladding Audit initiated in 2017 and conducted by the former Department of Planning, Transport and Infrastructure in conjunction with the Metropolitan Fire Service, Country Fire Service and councils—~~

(a) ~~as having aluminium composite panels installed on the exterior of the building; and~~

(b) ~~as constituting a moderate, high or extreme risk as a result of that installation; and~~

(c) ~~as requiring remediation to reduce the risk to an acceptable level; and~~

(d) ~~as not having had the necessary remedial work performed or a determination made by the appropriate authority of the relevant council (within the meaning of section 157 of the *Planning, Development and Infrastructure Act 2016*) that no further action is required?~~

~~_____ [_____]~~

~~If YES, give details of the following:~~

1 ~~the actions required to remediate the risk (if known):~~

2 ~~the estimated costs of remediation (if known):~~

Particulars relating to court or tribunal process



~~If process has issued out of any court or tribunal in relation to a claim—~~

(a) ~~that is stated to affect the land or the value of which is \$5 000 or more; and~~

(b) ~~that presently affects (or may prospectively affect) title to, or the possession or enjoyment of, the land,~~

~~the vendor must provide the following particulars:~~

1 ~~Name of court or tribunal:~~

2 ~~Names of parties:~~

3 ~~Nature of claim:~~

- 4 — Amount of claim (if applicable):
- 5 — Amount of judgment (if applicable):
- 6 — Name of judgment creditor (if applicable):

Particulars relating to land irrigated or drained under Irrigation Acts ☐

1—Land irrigated or drained under *Irrigation Act 2009* ☐

~~If the land is land in respect of which water is supplied or delivered, or is drained, through an irrigation or drainage system provided by an irrigation trust under the *Irrigation Act 2009*—~~

- (a) ~~has the trust given notice under section 40 of that Act in respect of the land?~~

~~{ — }~~

~~If YES, specify—~~

- ~~(i) — the date on which notice was given:—~~
- ~~(ii) — the requirements of the notice:—~~
- ~~(iii) — the amount (if any) payable under section 40(7) of the Act:—~~

- (b) ~~has the trust given notice under section 50 of that Act?—~~

~~{ — }~~

~~If YES, specify—~~

- ~~(i) — the date on which notice was given:—~~
- ~~(ii) — the amount payable (including interest, if any):—~~

2—Land irrigated or drained under *Renmark Irrigation Trust Act 2009* ☐

~~If the land is land in respect of which water is supplied or delivered, or is drained, through an irrigation or drainage system provided by the Renmark Irrigation Trust under the *Renmark Irrigation Trust Act 2009*—~~

- (a) ~~has the Trust given notice under section 41 of that Act in respect of the land?~~

~~{ — }~~

~~If YES, specify—~~

- ~~(i) — the date on which notice was given:—~~
- ~~(ii) — the requirements of the notice:—~~
- ~~(iii) — the amount (if any) payable under section 41(7) of the Act:—~~

- (b) ~~has the Trust given notice under section 52 of that Act in respect of the land?~~

~~{ — }~~

~~If YES, specify—~~

- ~~(i) — the date on which notice was given:—~~
- ~~(ii) — the amount payable (including interest, if any):—~~

Particulars relating to environment protection ☒

1—Interpretation

- (1) In this and the following items (items 1 to 7 inclusive)—

domestic activity has the same meaning as in the *Environment Protection Act 1993*;

environmental assessment, in relation to land, means an assessment of the existence or nature or extent of

- (a) site contamination (within the meaning of the *Environment Protection Act 1993*) at the land; or
- (b) any other contamination of the land by chemical substances,
- and includes such an assessment in relation to water on or below the surface of the land;

EPA means the Environment Protection Authority established under the *Environment Protection Act 1993*;

pre-1 July 2009 site audit, in relation to land, means a review (carried out by a person recognised by the EPA as an environmental auditor) that examines environmental assessments or remediation of the land for the purposes of determining—

- (a) the nature and extent of contamination of the land by chemical substances present or remaining on or below the surface of the land; and
- (b) the suitability of the land for a particular use; and
- (c) what remediation is or remains necessary for a particular use,

but does not include a site contamination audit (as defined below) completed on or after 1 July 2009;

pre-1 July 2009 site audit report means a detailed written report that sets out the findings of a pre-1 July 2009 site audit;

prescribed commercial or industrial activity—see item 1(2);

prescribed fee means the fee prescribed under the *Environment Protection Act 1993* for inspection of, or obtaining copies of information on, the public register;

public register means the public register kept by the EPA under section 109 of the *Environment Protection Act 1993*;

site contamination audit has the same meaning as in the *Environment Protection Act 1993*;

site contamination audit report has the same meaning as in the *Environment Protection Act 1993*.

- (2) For the purposes of this and the following items (items 1 to 7 inclusive), each of the following activities (as defined in Schedule 3 clause 2 of the *Environment Protection Regulations 2009*) is a prescribed commercial or industrial activity:

abrasive blasting	acid sulphate soil generation	agricultural activities
airports, aerodromes or aerospace industry	animal burial	animal dips or spray race facilities
animal feedlots	animal saleyards	asbestos disposal
asphalt or bitumen works	battery manufacture, recycling or disposal	breweries
brickworks	bulk shipping facilities	cement works
ceramic works	charcoal manufacture	coal handling or storage
coke works	compost or mulch production or storage	concrete batching works
curing or drying works	defence works	desalination plants
dredge spoil disposal or storage	drum reconditioning or recycling works	dry cleaning
electrical or electronics component manufacture	electrical substations	electrical transformer or capacitor works
electricity generation or power plants	explosives or pyrotechnics facilities	fertiliser manufacture
fibreglass manufacture	fill or soil importation	fire extinguisher or retardant manufacture
fire stations	fire training areas	foundry
fuel burning facilities	furniture restoration	gasworks
glass works	glazing	hat manufacture or felt processing
incineration	iron or steel works	laboratories
landfill sites	lime burner	metal coating, finishing or spray painting
metal forging	metal processing, smelting, refining or metallurgical works	mineral processing, metallurgical laboratories or mining or extractive industries

mirror manufacture	motor vehicle manufacture	motor vehicle racing or testing venues
motor vehicle repair or maintenance	motor vehicle wrecking yards	mushroom farming
oil recycling works	oil refineries	paint manufacture
pest control works	plastics manufacture works	printing works
pulp or paper works	railway operations	rubber manufacture or processing
scrap metal recovery	service stations	ship breaking
spray painting	tannery, fellmongery or hide curing	textile operations
transport depots or loading sites	tyre manufacture or retreading	vermiculture
vessel construction, repair or maintenance	waste depots	wastewater storage, treatment or disposal
water discharge to underground aquifer	wetlands or detention basins	wineries or distilleries
wood preservation works	woolscouring or wool carbonising	works
works depots (operated by councils or utilities)		

2—Pollution and site contamination on the land—questions for vendor

- (1) Is the vendor aware of any of the following activities ever having taken place at the land:
- (a) storage, handling or disposal of waste or fuel or other chemicals (other than in the ordinary course of domestic activities)?
 - (b) importation of soil or other fill from a site at which—
 - (i) an activity of a kind listed in paragraph (a) has taken place; or
 - (ii) a prescribed commercial or industrial activity (see item 1(2) above) has taken place?

To the best of the Vendors knowledge, NO

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

- (2) Is the vendor aware of any prescribed commercial or industrial activities (see item 1(2) above) ever having taken place at the land?

To the best of the Vendors knowledge, NO

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

- (3) Is the vendor aware of any dangerous substances ever having been kept at the land pursuant to a licence under the *Dangerous Substances Act 1979*?

To the best of the Vendors knowledge, NO

If YES, give details of all dangerous substances that the vendor is aware of and whether they were kept at the land before or after the vendor acquired an interest in the land:

- (4) Is the vendor aware of the sale or transfer of the land or part of the land ever having occurred subject to an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

To the best of the Vendors knowledge, NO

If YES, give details of each sale or transfer and agreement that the vendor is aware of:

- (5) Is the vendor aware of an environmental assessment of the land or part of the land ever having been carried out or commenced (whether or not completed)?

To the best of the Vendors knowledge, NO

If YES, give details of all environmental assessments that the vendor is aware of and whether they were carried out or commenced before or after the vendor acquired an interest in the land:

Note—

These questions relate to details about the land that may be known by the vendor. A "YES" answer to the questions at items 2(1) or 2(2) may indicate that a **potentially contaminating activity** has taken place at the land (see sections 103C and 103H of the *Environment Protection Act 1993*) and that assessments or remediation of the land may be required at some future time.

A "YES" answer to any of the questions in this item may indicate the need for the purchaser to seek further information regarding the activities, for example, from the council or the EPA.

3—Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

- (a) details of a current licence issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?

NO

- (b) details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?

NO

- (c) details of a current exemption issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?

NO

- (d) details of an exemption no longer in force issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?

NO

- (e) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land?

NO

- (f) details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?

NO

- (g) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to produce waste of a prescribed kind (within the meaning of that Act) at the land?

NO

- (h) details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land?

NO

Note—

These questions relate to details about licences and exemptions required to be recorded by the EPA in the public register. If the EPA answers "YES" to any of the questions—

- in the case of a licence or exemption under the *Environment Protection Act 1993*—
 - the purchaser may obtain a copy of the licence or exemption from the public register on payment of the prescribed fee; and
 - the purchaser should note that transfer of a licence or exemption is subject to the conditions of the licence or exemption and the approval of the EPA (see section 49 of the *Environment Protection Act 1993*); and
- in the case of a licence under a repealed Act—the purchaser may obtain details about the licence from the public register on payment of the prescribed fee.

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

The EPA will not provide details about licences to conduct the following prescribed activities of environmental significance (within the meaning of Schedule 1 Part A of the *Environment Protection Act 1993*): waste transport business (category A), waste transport business (category B), dredging, earthworks drainage, any other activities referred to in Schedule 1 Part A undertaken by means of mobile works, helicopter landing facilities, marinas and boating facilities or discharges to marine or inland waters.

The EPA will not provide details about exemptions relating to—

- the conduct of any of the licensed activities in the immediately preceding paragraph in this note; or
- noise.

4—Pollution and site contamination on the land—details recorded by EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

- (a) details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)?

NO

- (b) details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*?

NO

- (c) a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?

NO

- (d) a copy of a site contamination audit report?

NO

- (e) details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

NO

- (f) details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?

NO

- (g) details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?

NO

- (h) details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit?

NO

- (i) details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit?

NO

- (j) details of records, held by the former South Australian Waste Management Commission under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?

NO

Note—

These questions relate to details required to be recorded by the EPA in the public register. If the EPA answers "YES" to any of the questions, the purchaser may obtain those details from the public register on payment of the prescribed fee.

5—Pollution and site contamination on the land—other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

- (a) a copy of a report known as a "Health Commission Report" prepared by or on behalf of the South Australian Health Commission (under the repealed *South Australian Health Commission Act 1976*)?

NO

- (b) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?

NO

- (c) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?

NO

- (d) a copy of a pre-1 July 2009 site audit report?

NO

- (e) details relating to the termination before completion of a pre-1 July 2009 site audit?

NO

Note—

These questions relate to details that the EPA may hold. If the EPA answers "YES" to any of the questions, the purchaser may obtain those details from the EPA (on payment of any fee fixed by the EPA).

6—Further information held by councils

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

- (a) commercial or industrial activity at the land; or
- (b) a change in the use of the land or part of the land (within the meaning of the repealed *Development Act 1993* or the *Planning, Development and Infrastructure Act 2016*)?

NO – See Council Search in Annexure D

Note—

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

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

It should be noted that—

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

7—Further information for purchasers



Note—

The purchaser is advised that other matters under the *Environment Protection Act 1993* (that is, matters other than those referred to in this Statement) that may be relevant to the purchaser's further enquiries may also be recorded in the public register. These include:

- details relating to environmental authorisations such as applications, applicants, locations of activities, conditions, suspension, cancellation or surrender of authorisations, disqualifications, testing requirements and test results;

- details relating to activities undertaken on the land under licences or other environmental authorisations no longer in force;
- written warnings relating to alleged contraventions of the *Environment Protection Act 1993*;
- details of prosecutions and other enforcement action;
- details of civil proceedings;
- other details prescribed under the *Environment Protection Act 1993* (see section 109(3)(l)).

Details of these matters may be obtained from the public register on payment to the EPA of the prescribed fee.

If—

- an environment performance agreement, environment protection order, clean-up order, clean-up authorisation, site contamination assessment order or site remediation order has been registered on the certificate of title for the land; or
- a notice of declaration of special management area in relation to the land has been gazetted; or
- a notation has been made on the certificate of title for the land that a site contamination audit report has been prepared in respect of the land; or
- a notice of prohibition or restriction on taking water affected by site contamination in relation to the land has been gazetted,

it will be noted in the items under the heading *Environment Protection Act 1993* under the Table of Particulars in this Statement. Details of any registered documents may be obtained from the Lands Titles Registration Office.

Particulars relating to Livestock Act 1997



~~1 Has any notice under section 33 or 37 of the Livestock Act 1997 been made that affects, presently or prospectively, enjoyment of the land?~~

~~_____ []~~

~~_____ If YES, give details of the following:~~

~~_____ Date of notice:~~

~~_____ Terms of notice:~~

~~2 Has any order under section 38, or notice under section 72, of the Livestock Act 1997 been issued to the vendor in relation to the land or any building on the land?~~

~~_____ []~~

~~_____ If YES, give details of the following:~~

~~_____ Date of order or notice: Terms of order or notice:~~

Schedule—Division 3—Community lots and strata units



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

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

Governance

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

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

Use of your property

You, and anyone who visits or occupies your property, will be bound by rules in the form of **articles or by-laws**. These can restrict the use of the property, for example, they can deal

with keeping pets, car parking, noise, rubbish disposal, short-term letting, upkeep of buildings and so on. Make sure that you have read the articles or by-laws before you decide whether this property will suit you.

Depending on the rules, you might not be permitted to make changes to the exterior of your unit, such as installing a television aerial or an air-conditioner, building a pergola, attaching external blinds etc without the permission of the body corporate. A meeting may be needed before permission can be granted. Permission may be refused.

Note that the articles or by-laws **could change** between now and when you become the owner: the body corporate might vote to change them. Also, if you are buying before the community plan is registered, then any by-laws you have been shown are just a draft.

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments—voting rights

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

Further information

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

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

Information and a booklet about strata and community titles is available from the Legal Services Commission of South Australia at www.lsc.sa.gov.au. You can also seek advice from a legal practitioner.

ANNEXURES

The following documents are annexed hereto –

Annexure A – Certificate of Title Volume 5113 Folio 732

Annexure B – Property Interest Report

Annexure C – Statutory SA Power Networks Easement

Annexure D – Council Search

Annexure E – Emergency Services Levy Certificate

Annexure F – Land Tax Certificate

Annexure G – SA Water Certificate

Annexure H – Strata Minutes, Financial Statements, Insurance, Plan, Bylaws, Resolutions, Budget and Section 41 Notice

Annexure I – Transmission Application

Annexure J – Form R3 – Buyers Information Notice

ACKNOWLEDGMENT 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 _____ 2024

Signed: _____

Purchaser(s)

(*Strike out whichever is not applicable)

ANNEXURE A

Certificate of Title Volume 5113 Folio 732

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5113 Folio 732

Parent Title(s) CT 1679/145
Creating Dealing(s) SA 7453636
Title Issued 24/03/1993 **Edition** 2 **Edition Issued** 21/06/1993

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

MABEL CLARINDA HARVEY
OF UNIT 3 444 HENLEY BEACH ROAD LOCKLEYS SA 5032

Description of Land

UNIT 3 STRATA PLAN 12301
IN THE AREA NAMED LOCKLEYS
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

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

ANNEXURE B

Property Interest Report

Property Interest Report

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

Title Reference	CT 5113/732	Reference No. 2534238
Registered Proprietors	M C*HARVEY	Prepared 12/01/2024 11:11
Address of Property	Unit 3, 444 HENLEY BEACH ROAD, LOCKLEYS, SA 5032	
Local Govt. Authority	CITY OF WEST TORRENS	
Local Govt. Address	165 SIR DONALD BRADMAN DRIVE HILTON SA 5033	

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

Table of Particulars

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

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

<u>Prescribed encumbrance</u>	<u>Particulars</u> (Particulars in bold indicates further information will be provided)
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1. General

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

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
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7. Emergency Services Funding Act 1998

7.1	section 16 - Notice to pay levy	An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au
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8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

17.1	section 10 - Notice of intention to acquire	Refer to the Certificate of Title for any notice of intention to acquire also Contact the Local Government Authority for other details that might apply
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18. *Landscape South Australia Act 2019*

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

Act

- | | | |
|-------|--|---|
| 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. <i>Native Vegetation Act 1991</i>		
25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title
26. <i>Natural Resources Management Act 2004 (repealed)</i>		
26.1	section 97 - Notice to pay levy in respect of costs of regional NRM board	The regional landscape board has no record of any notice affecting this title
26.2	section 123 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
26.3	section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
26.4	section 135 - Condition (that remains in force) of a permit	The regional landscape board has no record of any notice affecting this title
26.5	section 181 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
26.6	section 183 - Notice to prepare an action plan for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
26.7	section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
26.8	section 187 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
26.9	section 193 - Protection order to secure compliance with specified provisions of the Act	The regional landscape board has no record of any order affecting this title
26.10	section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any order affecting this title
26.11	section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any authorisation affecting this title
27. <i>Outback Communities (Administration and Management) Act 2009</i>		
27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title

28. ***Phylloxera and Grape Industry Act 1995***

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

29. ***Planning, Development and Infrastructure Act 2016***

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- Code Amendment**
- 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.**
- Code Amendment**
- Tunnel Protection Overlay (early commencement) - The Department for Infrastructure and Transport is introducing a Tunnel Protection Overlay that will apply to the River Torrens to Darlington Project (T2D) tunnels. The Overlay aims to ensure that future development activity and construction work nearby does not impact the tunnels. 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**
- 25 Pierson Street, Lockleys - Pierson Pty Ltd (Designated Entity) proposes to rezone the Affected Area from "Employment" to an alternate neighbourhood-type zone, to establish a low to medium density residential development. 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
- State Planning Commission in the Department for Trade and Investment has no

	work	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
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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
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		Contact the Local Government Authority for other details that might apply
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (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	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (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.	<i>South Australian Public Health Act 2011</i>	
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	<i>South Australian Public Health (Wastewater) Regulations 2013</i> 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.	<i>Upper South East Dryland Salinity and Flood Management Act 2002 (expired)</i>	
33.1	section 23 - Notice of contribution payable	DEW has no record of any notice affecting this title
34.	<i>Water Industry Act 2012</i>	
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.	<i>Water Resources Act 1997 (repealed)</i>	
35.1	section 18 - Condition (that remains in force) of a permit	DEW has no record of any condition affecting this title
35.2	section 125 (or a corresponding previous enactment) - Notice to pay levy	DEW has no record of any notice affecting this title
36.	Other charges	
36.1	Charge of any kind affecting the land (not included in another item)	Refer to the Certificate of Title also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

ANNEXURE C

Statutory SA Power Networks Easement

Statutory easements

Separate from the above restrictions, South Australia's electricity supply and transmission businesses have statutory easements over land where part of the electricity distribution or transmission system was on, above or under the land as at particular dates specified by legislation. This notice does not necessarily imply that any statutory or other easement exists. However, where in existence, statutory easements provide these businesses (identified in the relevant legislation) with the right of entry, at any reasonable time, to operate, repair, examine, replace, modify or maintain their equipment, to bring any vehicles or equipment on the land for these purposes, and to install, operate and carry out work on any telecommunications cables or equipment that may be incorporated in, or attached to, their equipment (Clause 2 of Schedule 1 of the *Electricity Corporations (Restructuring and Disposal) Act 1999*; section 48A of the *Electricity Act 1996*).

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

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

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

ANNEXURE D

Council Search

To: FINLAYSONS
GPO BOX 1244
ADELAIDE SA 5001

Certificate Date: 12 January 2024

PROPERTY INFORMATION AND PARTICULARS

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

DETAILS OF PROPERTY REFERRED TO:

Rates Assessment No	:	227769
Valuer General No	:	2120229458
Owner	:	The Estate of Mabel Clarinda Harvey
Property Address	:	3/444 Henley Beach Road LOCKLEYS SA 5032
Volume / Folio	:	CT-5113/732
Lot / Plan Number	:	S12301 Unit 3
Ward	:	Lockleys

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

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

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

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

Development Act 1993 (Repealed)

Part 3—Development Plan

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

Is the land situated in a designated State Heritage Area? **N/A**

Is the land designated as a place of local heritage value? **N/A**

Is there a current Code Amendment released for public consultation by a private proponent on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? **NO**

Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? **N/A**

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

5.1 Section 42 - Condition (that continues to apply) of a development authorisation: **YES**

1. 210/414/1994

Copy of approval/s attached.

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) **YES**

1. 210/P129/1992

Copy of approval/s attached.

10.1 Section 105F (or section 56 or 83 (repealed) - Notice to take action to prevent outbreak or spread of fire **NO**

11.1 Notice under Section 44 of the Food Act 2001 improvement order **NO**

11.2 Notice under Section 46 of the Food Act 2001 prohibition order. **NO**

15.1 Notice or declaration under Part 3, Section 23 and Part 7 of the Housing **NO**
15.2 Improvement Act 1940 **NO**

20.1 Notice, order, declaration, charge, claim or demand given or made under the **NO**
Local Government Act 1934

21.1	Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1999.	NO
29.	<i>Planning, Development and Infrastructure Act 2016</i>	
29.1	Part 5 - Planning and Design Code Refer attached	
29.2	section 127 - Condition (that continues to apply) of a development authorisation Refer attached	
Planning, Development and Infrastructure Act 2016		
Part 5 – Planning and Design Code Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):		
Is the land situated in a designated State Heritage place? <i>Refer to PlanSA Section 7 Report attached</i>		
Is the land designated as a place of local heritage value? <i>Refer to PlanSA Section 7 Report attached</i>		
	Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	NO
	Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but amendment has not yet come into operation?	YES
25 Pierson Street Lockleys Code Amendment		
Glandore Character Area Protection Code Amendment		
Tunnel Protection Overlay Code Amendment		
29.3	section 139 - Notice of proposed work and notice may require access	
29.4	section 140 - Notice requesting access	
29.5	section 141 - Order to remove or perform work	NO
29.6	section 142 - Notice to complete development	NO
29.7	section 155 - Emergency order	NO
29.8	section 157 - Fire safety notice	NO

29.9	section 192 or 193 - Land management agreement	NO
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	NO
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	NO
29.12	Part 16 Division 1 - Proceedings	NO
29.13	section 213 - Enforcement notice	NO
29.14	section 214(6), 214(10) or 222 - Enforcement order	NO
31.1	Notice under Part 3 of the Public and Environmental Health Act 1978 (revoked).	NO
31.2	Part 2 - Condition (that continues to apply) of an approval under the Public and Environmental Health (Waste Control) Regulations 2010 (revoked).	NO
31.3	Regulation 19 - Maintenance order (that has not been complied with) under the Public and Environmental Health (Waste Control) Regulations 2010 (revoked).	NO
32.2	Notice under Section 92 of the South Australia Public Health Act 2011.	NO
32.3	Part 4 – Condition (that continues to apply) of an approval under the South Australian Public Health (Wastewater) Regulations 2013	NO

PLEASE NOTE:

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

This statement is made the 12 January 2024



Pat Mosca
Development Support Officer

FURTHER INFORMATION HELD BY COUNCILS

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

NO

Note-

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

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

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

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

PARTICULARS OF BUILDING INDEMNITY INSURANCE

Note: Building Indemnity Insurance is not required for:

- a) domestic building work for which approval under the Development Act 1993 or the repealed Building Act 1971 is or was not required for; or
- b) minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or
- c) domestic building work commenced before 1 May 1987.
- d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 1996*; or
- e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted under section 45 of that Act.

NO

ADVISORY NOTES

Flood Prone Areas

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

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

Flood hazards are also mapped in the Planning and Design Code. The Code can be viewed on the Department of Planning, Transport and Infrastructure's website:

<https://plan.sa.gov.au>
<https://sappa.plan.sa.gov.au/>

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

Heritage and Contributory items

Heritage and contributory items are mapped in the South Australian Planning and Property Atlas. The Development Plan can be viewed on the Department of Planning, Transport and Infrastructure's website:

<https://sappa.plan.sa.gov.au/>

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

Areas Affected by Aircraft Noise

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

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

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

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

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

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

The following information from other organisations may be useful:

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

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

Smoke Alarms in Dwellings

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

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

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

The following information from other organisations may be useful:

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

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

DECISION NOTIFICATION FORM

South Australia - Regulation under the Development Act, 1993 - Regulation 42

Development Number
210/ 414/94

FOR DEVELOPMENT APPLICATION

DATED
REGISTERED ON6th May, 1994
17th May, 1994To
Budget Built Home Additions
113 Anzac Highway,
ASHFORD STH AUST 5035

LOCATION OF PROPOSED DEVELOPMENT:

House No: 444 Unit 3 Street: Henley Beach Road Town/Suburb: Lockleys

Section No. (full/part): 219 Hundred: Adelaide Volume: 5113 Folio: 732

Nature of
Proposed
Development
Verandah

From CITY OF WEST TORRENS, 165 BURBRIDGE ROAD, HILTON 5033

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent refused	Not Applicable
Provisional Development Plan consent	30/5/94	2		
Land Division				N/A
Land Division (Strata)				N/A
Provisional Building Rules consent	30/5/94	2		
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	30/5/94	4		

Building classification granted: 10a

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Date of Decision 30/5/94

☐ Chairman, Development Assessment Commission

Signed

☒ Chief Executive Officer

Date 30/5/94

☐ Private Certifier☐ Sheets Attached

bld/plandev

- DEVELOPMENT APPLICATION 210/414/94 (Address) Unit 3 444 Henley Beach Road, Lockleys
 - CONDITIONS OF CONSENT / APPROVAL PAGE: 2 OF 2
-

PROVISIONAL DEVELOPMENT PLAN CONSENT CONDITIONS:

1. Development is to take place in accordance with the plans relating to Development Application Number 210/414/94
2. The posts, fascias, guttering and trim of the proposed development be painted to match or complement the paintwork of the principal dwelling.

(Initials).....*Ry*.....

PROVISIONAL BUILDING RULES CONSENT CONDITIONS:

1. Council will require one business days notice of the COMMENCEMENT of building work on the site and one business days notice of COMPLETION of the building work.
2. Roof stormwater shall be disposed of in accordance with the provisions of Regulation 44.1a of the revoked Building Regulations 1973.

(Initials).....*KR*.....

Signed.....*[Signature]*.....☒ *for* Chief Executive Officer

Date

30/5/94.

Sound Planning
 Development Control Regulations
 Regulation 41
 Sixth Schedule

Register Copy

FOR DEVELOPMENT APPLICATION

DATED 22 / 4 / 92

REGISTERED ON 22 / 4 / 92.

To

BRANDON DESIGN
626 CROSS ROAD, PLYMPTON SO38
(ON BEHALF OF CAREY, KAIN & ZECREVICH)

Location
of
Proposed
Development

FT SEC 219B OF SEC 219, 444 HENLEY BEACH ROAD, LOCKLEYS

Nature of
Proposed
Development

DEVELOP LAND BY ERECTING SIX DWELLINGS

From

THE CORPORATION OF THE CITY OF WEST TORRENS

In respect of this proposed development you are informed that:

- ☐ XXXXXXXXXXXXXXXXXXXX
☐ XXXXXXXXXXXXXXXXXXXX
☐ consent is granted subject to XXXXXXXXXXXX 15 CONDITIONS

~~XXXXXXXXXXXX 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.

(REFER TO ATTACHED SHEET FOR CONDITIONS OF APPROVAL)

Date of Decision: 12/11/2014

Signed:

Date: 5 / 6 / 92

- ☐ ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~
☐ ~~XXXXXXXX~~ AUTHORIZED OFFICER
☐ ~~XXXXXXXXXXXX~~
☐ ~~XXXXXXXXXXXX~~

Appeal(s):

☐ Yes

☐ No☐ By Applicant

☐ By Third Party

Result of Appeal:

DEVELOP LAND BY DRECTING SIX DWELLINGS UPON LAND SITUATE PT SEC 219B OF SEC
19, 444 HENLEY BEACH ROAD, LOCKLEYS - CAREY, KAIN & ZECEVICH

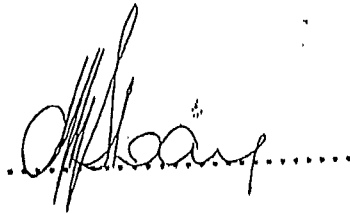
Conditions of Approval

- 1) That the units sited at the centre of the development be sited 4.0 metres from the western boundary of the land in lieu of 5.0 metres as shown on the submitted plans.
 - 2) That the landscaping area along the eastern boundary of the site be 1.2 metres in width for the length of the driveway along this boundary.
 - 3) That the developer maintain as much of the existing mature landscaping along the eastern boundary of the site as possible with the proposed landscape strip required by condition (2) of this consent.
 - 4) That the developer consult with Council's City Gardener with respect to the removal of any trees and replanting of suitable trees along the verge to the Henley Beach Road frontage of the site.
 - 5) In all things the proposed development be constructed in accordance with the submitted plans with the inclusion of the above amendments, and in accordance with the Building Act and Regulations.
 - 6) A storm water drainage system shall be designed and installed upon the land in accordance with the Building Act and Regulations, and storm water drainage connections shall be made to the kerb and gutter in accordance with City of West Torrens Drawings No. 8685-100 or 101, whichever shall apply.
 - 7) Any existing redundant crossing places shall be closed and any new crossing places to be created shall be constructed in accordance with City of West Torrens Standard Vehioular Crossing Place Drawing No. 8685-300.
- 

- (8) Prior to the commencement of the construction of any building work upon the subject land, the applicant shall employ the services of a Licensed Land Surveyor to carry out an identification survey of the subject land, and to peg the true boundaries of the subject land, so that all fences erected will be on the true boundaries of the property.
- (9) Prior to the occupation of the proposed development the landscape beds shall be planted in accordance with the submitted plans, and the applicant or the person for the time being making the use of the subject land shall cultivate, tend and nurture the landscaping to be established within the landscape beds, and shall replant any shrubs or ground covers which may become diseased or die.
- (10) If any build-up of the site is required to meet the finished site levels, the applicant shall construct retaining walls about the boundaries of the subject land which shall rise to the height of the finished site levels, and the said retaining walls shall be designed by a structural engineer and shall meet accepted codes of engineering practice and shall be constructed at a cost to the applicant.
- (11) The finished floor levels and site levels shall be to the policy of Council.
- (12) That the existing brush fence on the eastern boundary of the site be retained and that the existing colorbond fence be replaced with a new fence of colorbond cladding which shall rise to a height of 2.0 metres measured above the finished site levels, to be constructed at a cost to the applicant.
- (13) The applicant shall erect about the western and north boundaries of the subject land, new colorbond boundary fences which shall rise to a height of 2.0 metres measured above the finished site levels, and the said fencing shall be constructed of new materials to be to the specification of Council, to be constructed at a cost to the applicant.
- (14) The meter box serving the unit development shall be located so as to be accessible at all times to the staff of the Electricity Trust of South Australia.
- 

- (15) Upon completion of the construction of the development hereby approved, the applicant shall use his best endeavours to be able to deposit and to deposit with the Registrar-General, a strata plan of the subject land in accordance with the provisions of section 14 (7) and (10) of the Strata Titles Act, 1988.

Malcolm G. STORY
SENIOR PLANNER



5th June, 1992

Dated

Data Extract for Section 7 search purposes

Valuation ID 2120229458

Data Extract Date: 15/01/2024

Parcel ID: S12301 U3

Certificate Title: CT5113/732

Property Address: UNIT 3 444 HENLEY BEACH RD LOCKLEYS SA 5032

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

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

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

Affordable Housing

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

Building Near Airfields

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

Hazards (Flooding - Evidence Required)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

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 Transport Routes

The Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along 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.

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

LOCAL GOVERNMENT RATES SEARCH

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel: 08 8416 6333
Email: info@wtcc.sa.gov.au
SMS: 0429 205 943
Web: westtorrens.sa.gov.au



12 January 2024

TO: FINLAYSONS
GPO BOX 1244
ADELAIDE SA 5001

DETAILS OF PROPERTY REFERRED TO:

RATES ASSESSMENT NO : 22776 9
VALUER GENERAL NO : 2120229458
OWNER : The Estate of Mabel Clarinda Harvey
PROPERTY ADDRESS : 3/444 Henley Beach Road, LOCKLEYS SA 5032
VOLUME/FOLIO : CT-5113/732
LOT/PLAN NUMBER : S12301 Unit 3
WARD : Lockleys

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

Rates and fines in arrears	.00
Interest on Arrears charged in current financial year	0.00
Rates for current 2023/2024 financial year	1,160.55

The rates are payable in four equal (or approximately equal) instalments payable in the months of September, December, March and June of the financial year that the rates are declared. The current year's rates fall due on **September 1, 2023; December 1, 2023; March 1, 2024 and June 3, 2024.**
Fines and interest will be added as provided by the Local Government Act 1999, as amended.

Less rebates	0.00
Fines (current)	18.15
Legal fees (current)	0.00
Less current year's payments	-1,178.70
Overpayment	0.00
Refunds	0.00

Balance - Rates Due and payable	0.00
Sundry Property Debts	0.00

TOTAL BALANCE

0.00

AUTHORISED OFFICER

This statement is made on the 12 January, 2024

Payment Methods

BPAY



Billers Code: 88567
Reference: 227769

Credit Card

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

LOCAL GOVERNMENT RATES SEARCH

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel: 08 8416 6333
Email: info@wtcc.sa.gov.au
SMS: 0429 205 943
Web: westtorrens.sa.gov.au



NOTIFICATION OF CHANGE OF OWNERSHIP

12 January 2024

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

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

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

Notification of change of owner in respect of:
The Estate of Mabel Clarinda Harvey

for the property at:
3/444 Henley Beach Road, LOCKLEYS SA 5032
title reference;
CT-5113/732

Please remove the aforementioned names from the Assessment Book referenced to:

Rates Assessment No : 22776 9
Valuer General No : 2120229458

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

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

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

New details provided by (strike out if not applicable):

FINLAYSONS
GPO BOX 1244
ADELAIDE SA 5001

Signed _____ **Date** _____

ANNEXURE E

Emergency Services Levy Certificate



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: 2534238

FINLAYSONS
GPO BOX 1244
ADELAIDE SA 5001

DATE OF ISSUE

12/01/2024

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

08978986

OWNERSHIP NAME

ESTATE OF M C HARVEY

PROPERTY DESCRIPTION

3 / 444 HENLEY BEACH RD / LOCKLEYS SA 5032 / UNIT 3

ASSESSMENT NUMBER

2120229458

TITLE REF.
(A "+" indicates multiple titles)

CT 5113/732

CAPITAL VALUE

\$570,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2023-2024

FIXED CHARGE

\$ 50.00

+ VARIABLE CHARGE

\$ 230.70

- REMISSION

\$ 144.55

- CONCESSION

\$ 0.00

+ ARREARS / - PAYMENTS

\$ -136.15

= AMOUNT PAYABLE

\$ 0.00

Please Note:

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

EXPIRY DATE

11/04/2024



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

ANNEXURE F
Land Tax Certificate



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: 2534238

FINLAYSONS
GPO BOX 1244
ADELAIDE SA 5001

DATE OF ISSUE

12/01/2024

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

ESTATE OF M C HARVEY

FINANCIAL YEAR

2023-2024

PROPERTY DESCRIPTION

3 / 444 HENLEY BEACH RD / LOCKLEYS SA 5032 / UNIT 3

ASSESSMENT NUMBER

2120229458

TITLE REF.
(A "+" indicates multiple titles)

CT 5113/732

TAXABLE SITE VALUE

\$325,000.00

AREA

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			
= <u>AMOUNT PAYABLE</u>	\$	0.00			

Please Note:

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

ON OR BEFORE 11/04/2024

See overleaf for further information



**Government of
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



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

ANNEXURE G
SA Water Certificate

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
21 20229 45 8	CT5113732	15/1/2024	242	2534238

FINLAYSONS & CO
GPO BOX 1244
ADELAIDE SA 5001
accounts@finlaysons.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: C/- EST OF MC HARVEY (DEC) FINLAYSONS LAWYERS
Location: U3 444 HENLEY BEACH RD LOCKLEYS UNIT 3
Description: 5H GAR Capital Value: \$ 570 000
Rating: Residential

Periodic charges

Raised in current years to 31/3/2024

			\$
Arrears as at: 30/6/2023			0.00
Water main available: 1/7/1993	Water rates	:	222.60
Sewer main available: 1/7/1993	Sewer rates	:	262.50
	Water use	:	0.00
	SA Govt concession	:	0.00
	Recycled Water Use	:	0.00
	Service Rent	:	0.00
	Recycled Service Rent	:	0.00
	Other charges	:	9.00
	Goods and Services Tax	:	0.00
	Amount paid	:	0.00
	Balance outstanding	:	494.10

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

Next quarterly charges: Water supply: 74.20 Sewer: 87.50 Bill: 10/4/2024

This account has no meter of its own but is supplied from account no 21 20229 14 0.

The Water Use apportionment option is Nil.

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

South Australian Water Corporation

Name:
C/- EST OF MC HARVEY (DEC)
FINLAYSONS LAWYERS

Water & Sewer Account
Acct. No.: 21 20229 45 8

Amount: _____

Address:
U3 444 HENLEY BEACH RD LOCKLEYS
UNIT 3

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	2120229458



Bill code: 8888
Ref: 2120229458

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: 2120229458



**Government of
South Australia**

South Australian Water Corporation
250 Victoria Square/Tarntanyangga
Adelaide SA 5000
GPO Box 1751 Adelaide SA 5001

1300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au

ANNEXURE H

Strata Minutes, Financial Statements, Insurance, Plan, Bylaws, Resolutions, Budget and Section 41 Notice

Minutes of Annual General Meeting

**Strata Corporation No. 12301 Inc.
444 Henley Beach Road Lockleys 5032**

Held at Online or by Phone (GoToMeeting)

On

Wednesday 02 August 2023 at 4:00pm

WELCOME

Meeting opened at 4:00pm. All those in attendance were welcomed to the meeting.

The Presiding Officer, Ms J Hutchinson, presided over the meeting. With the approval of the Corporation, Hamish Watson of Best Strata assisted the Presiding Officer in the conduct of the meeting and recording the minutes.

A quorum was declared with 4 of the 6 unit holders in attendance in person or by proxy.

ATTENDANCE LIST

Present in Person

Ms J Hutchinson	Lot 001
Ms J Ellis	Lot 004
Mr P & Mrs J Arcus	Lot 005
Ms J Martin	Lot 006

In Attendance

Hamish Watson representing Best Strata.

DISCLOSURE OF PECUNIARY INTEREST

The Manager advised that it is an offence to not disclose any direct or indirect pecuniary interest in a matter relating to the Corporation. Under the Strata Titles Act 1988 (s27D [1]), a delegate of a Strata Corporation who has a direct or indirect pecuniary interest in a matter in relation to which he or she proposes to perform delegated functions or powers must disclose the nature of the interest, in writing, to the Corporation before performing the functions or powers.

PREVIOUS MINUTES

It was resolved that the minutes of the Annual General Meeting held on 29 August 2022 be accepted as an accurate record of that meeting. All agreed.

FINANCIAL STATEMENT

It was resolved that the financial statement for the period 1 July 2022 to 30 June 2023 be accepted as an accurate record of the Corporation's current financial position. All agreed.

ELECTION OF OFFICE BEARERS

It was resolved that the following appointments be made for the coming year;

Presiding Officer: Ms J Hutchinson

Secretary: Ms J Martin

Treasurer: Ms J Martin

All agreed.

MANAGEMENT COMMITTEE

It was resolved that the management committee shall consist of;

Ms J Hutchinson Lot 001

Ms J Martin Lot 006

All agreed.

Please Note: The management committee does not have the power to do anything for which a special or unanimous resolution of the Strata Corporation is required (section 35(3) of the Strata Titles Act 1988).

APPOINTMENT OF MANAGER

It was resolved that Best Strata be appointed to assist in the management of the Corporation for the following year. The following fees apply;

Management Fee	\$ 1,265	per annum
Meeting Fee	\$ 132	*see rates below
Overheads	\$ 3.30	per unit per month
Audit Fee	\$ 140	per annum
Tax Return Preparation	\$ 165	per return
Bank Fees	At cost	

*Starting between 9:00am and 4:30pm	\$132 – in person at office or online
Starting between 5:00pm and 6:00pm	\$165 – online
Starting between 5:00pm and 6:00pm	\$250 – in person at office

Meetings online or in Best Strata Office

Additional charges after 75 minutes at \$110 per hour (15 minute blocks).

Meetings in other locations incur travel charge at \$110 per hour (minimum 1 hour charged)

All agreed.

It was resolved that the Presiding Officer be authorised to examine the management agreement and to sign the agreement on behalf of the Corporation. All agreed.

ARM Contractor Compliance

ARM Contractor Compliance is a third party company engaged by Best Strata. The company ensures that any contractor that is sent to the property to carry out any works is properly licensed, insured and holds a valid ABN. The charge is minimal, being approximately \$11.00 per unit per year. This service is optional, however if the Corporation wishes to opt out of this service, Best Strata will only send quote requests and work orders to a small group of contractors. If the Corporation wishes to use contractors outside of this group, they will need to issue any work orders and quote requests themselves.

It was resolved that the Corporation employs the service of ARM Contractor Compliance to check the credentials of any contractors engaged by the Corporation at the property.

INSURANCE

Section 30 of the Strata Titles Act 1988 requires the Strata Corporation to keep all buildings and building improvements on the site insured to their full replacement value.

Section 31 of the Strata Titles Act 1988 requires the Strata Corporation to keep itself insured against liability in tort to a minimum of \$10 Million (Public Liability), hold Fidelity Guarantee Insurance to a minimum of \$50,000, and any other liability as determined by a special resolution of the Corporation.

The Corporation's current policy details are as follows;

Insurer:	Strata Community Insurance
Policy Number:	SRSC21009561
Renewal Date:	31/12/2023

Current Sums Insured are;

Building	\$ 2,500,000.00
Lost Rent / Temp Accommodation	\$ 375,000.00
Public Liability	\$ 30,000,000.00

Voluntary Workers Personal Acc	\$ 200,000.00
Fidelity Guarantee	\$ 100,000.00
Office Bearers Liability	\$ 0.00
Catastrophe	\$ 750,000.00
Excess on claims: \$500	
Flood is included	

It was noted that the most recent valuation was carried out on 16 November 2018 and the replacement value was assessed to be \$2,420,000.

Insurance Valuation / Review Sums Insured

The Manager informed the Corporation that it could obtain an insurance valuation to determine replacement value. The estimated cost for this valuation is \$330.

It was resolved that the Corporation have an insurance valuation at the next renewal date and endorse the insurance policy to the greater of the valued amount or the existing building sum insured amount. All agreed.

Renewal / Placement

The Manager advised that it was still too far away from the insurance policy renewal date to obtain quotes.

It was agreed that the Manager arrange quotes through Surewise Insurance Brokers closer to the renewal date and forward the quotes to the Presiding Officer (cc management committee) for a decision. All agreed.

Product Disclosure Statement and Financial Services Guide

The Product Disclosure Statement and the Financial Services Guide are available to members of the Corporation by request to the Manager.

Contents Insurance

The Manager informed owners that the Strata Corporation's insurance policy does not cover owners' or tenants' contents including items such as carpets, curtains and light fittings. It also does not cover owners' legal liability in their unit subsidiary. It is the responsibility of each unit holder to arrange contents insurance for their unit.

MAINTENANCE

Grounds Maintenance

It was noted that McKenzie's Garden Maintenance attended the property every 3 weeks to mow and edge the common property lawns. They charged \$38.50 per visit. Owners were happy to continue with the service.

It was agreed that tree & shrub trimming was not required at this time but the Management Committee will direct the Manager to arrange trimming if required.

Gutter Cleaning

It was noted that the gutters and downpipes of Units 1 & 2 were last cleaned in November 2022 by PLMGN Maintenance Services at a cost of \$330.00.

It was agreed to proceed with a further clean of all gutters and downpipes in October/November 2023.

Pest Inspection

It was noted that damage caused by termites was not an insured event in terms of the building insurance policy.

It was noted that the last pest inspection was carried out by ARL Environmental Pest Prevention Services in 2019.

It was resolved that the Manager arrange for a termite inspection to be carried out at the property. The estimated cost is \$99 per unit. All agreed.

Painting

The Manager advised that an updated quote from Higgins Coatings had been received for \$23,686 Ex. GST for painting and timber repairs excluding the pergolas.

It was agreed that the owners would meet on site 3/08/2023 and inspect the buildings in order to draw up a list of repairs that are required, this would then be provided to Higgins Coatings to ensure that all required works are included. It was further agreed that the Manager would arrange for any additional works to be quoted.

It was agreed that once the scope of work is finalized and a quote agreed upon, the Management Committee would provide directions to the Manager either to proceed with raising special levies in accordance with the cost and issuing a work order or, if deemed necessary, to convene an Extraordinary General Meeting for a vote on the matter.

BUDGET

Contributions

The Manager presented a budget estimate for the coming year and recommended that the administration levy increase to \$12,470 per annum (from \$10,000) and the sinking fund levy remain at \$4,453 per annum.

After discussion it was resolved that annual contributions be as follows;

Administration Fund Contribution	\$12,470.00
Sinking Fund Contribution	\$ 4,453.00
Total Contribution	\$16,923.00

The contribution is payable quarterly, divided by unit entitlement and will commence on 1 October 2023. All agreed.

The Manager advised that if Corporation funds are insufficient to cover Corporation outgoings throughout the year a special levy will be raised.

Forward Budget

The Manager presented a forward budget to the Corporation pursuant to Section 33A of the Strata Titles Act 1988, which requires the Strata Corporation to present a statement of proposed non-recurrent expenditure at each Annual General Meeting.

If the group has 6 or less units or a building sum insured amount of \$100,000 or less, a statement is not required.

POLICIES & APPROVALS

The Manager advised that if an owner wishes to apply to the Strata Corporation at any time other than the Annual General Meeting for an approval of any kind, for which a meeting is to be arranged, that owner, and not the Strata Corporation, would be responsible for paying the meeting fee.

OTHER BUSINESS

There was no other business.

NEXT ANNUAL GENERAL MEETING

The tentative date for the next Annual General Meeting is Thursday 7th August 2024 at 4:00pm at Online or by Phone (GoToMeeting).

CLOSURE

Owners were thanked for their attendance.

The meeting was closed at 5:08pm.

Minutes of Annual General Meeting

**Strata Corporation No. 12301 Inc.
444 Henley Beach Road Lockleys 5032**

Held at Online or by Phone (GoToMeeting)

On

Monday 29 August 2022 at 4:30pm

WELCOME

Meeting opened at 4:30pm. All those in attendance were welcomed to the meeting.

The Presiding Officer, Ms J Hutchinson, presided over the meeting. With the approval of the Corporation, Martin Sprason of Best Strata assisted the Presiding Officer in the conduct of the meeting and recording the minutes.

A quorum was declared with 4 of the 6 unit holders in attendance in person or by proxy.

ATTENDANCE LIST

Present in Person

Ms J Hutchinson	Lot 001
Mr F Muscara	Lot 002
Ms J Ellis	Lot 004
Ms J Martin	Lot 006

In Attendance

Martin Sprason representing Best Strata.

DISCLOSURE OF PECUNIARY INTEREST

The Manager advised that it is an offence to not disclose any direct or indirect pecuniary interest in a matter relating to the Corporation. Under the Strata Titles Act 1988 (s27D [1]), a delegate of a Strata Corporation who has a direct or indirect pecuniary interest in a matter in relation to which he or she proposes to perform delegated functions or powers must disclose the nature of the interest, in writing, to the Corporation before performing the functions or powers.

PREVIOUS MINUTES

It was resolved that the minutes of the Annual General Meeting held on 19 August 2021 be accepted as an accurate record of that meeting. All agreed.

FINANCIAL STATEMENT

It was resolved that the financial statement for the period 1 July 2021 to 30 June 2022 be accepted as an accurate record of the Corporation's current financial position. All agreed.

ELECTION OF OFFICE BEARERS

It was resolved that the following appointments be made for the coming year;

Presiding Officer: Ms J Hutchinson

Secretary: Ms J Martin

Treasurer: Ms J Martin

All agreed.

MANAGEMENT COMMITTEE

It was resolved that the management committee shall consist of;

Ms J Hutchinson Lot 001

Ms J Martin Lot 006

All agreed.

Please Note: The management committee does not have the power to do anything for which a special or unanimous resolution of the Strata Corporation is required (section 35(3) of the Strata Titles Act 1988).

APPOINTMENT OF MANAGER

It was resolved that Best Strata be appointed to assist in the management of the Corporation for the following year. The following fees apply;

Management Fee	\$ 1,171	per annum
Meeting Fee	\$ 110	for business hours meetings, \$154 for afterhours meetings
Overheads	\$ 3.00	per unit per month
Audit Fee	\$ 110	per annum
Tax Return Preparation	\$ 132	per return
Bank Fees	At cost	
All agreed.		

It was resolved that the Presiding Officer be authorised to examine the management agreement and to sign the agreement on behalf of the Corporation. All agreed.

ARM Contractor Compliance

ARM Contractor Compliance is a third party company engaged by Best Strata. The company ensures that any contractor that is sent to the property to carry out any works is properly licensed, insured and holds a valid ABN. The charge is minimal, being approximately \$9.00 per unit per year. This service is optional, however if the Corporation wishes to opt out of this service, Best Strata will only send quote requests and work orders to a small group of contractors. If the Corporation wishes to use contractors outside of this group, they will need to issue any work orders and quote requests themselves.

It was resolved that the Corporation employs the service of ARM Contractor Compliance to check the credentials of any contractors engaged by the Corporation at the property.

INSURANCE

Section 30 of the Strata Titles Act 1988 requires the Strata Corporation to keep all buildings and building improvements on the site insured to their full replacement value.

Section 31 of the Strata Titles Act 1988 requires the Strata Corporation to keep itself insured against liability in tort to a minimum of \$10 Million (Public Liability), hold Fidelity Guarantee Insurance to a minimum of \$50,000, and any other liability as determined by a special resolution of the Corporation.

The Corporation's current policy details are as follows;

Insurer:	Strata Community Insurance
Renewal Date:	31/12/2022

Current Sums Insured are;

Building	\$ 2,500,000.00
Lost Rent / Temp Accommodation	\$ 375,000.00
Public Liability	\$ 30,000,000.00
Voluntary Workers Personal Acc	\$ 200,000.00
Fidelity Guarantee	\$ 100,000.00
Office Bearers Liability	\$ 0.00
Catastrophe	\$ 750,000.00
Excess on claims: \$500	
Flood is included	

It was noted that the most recent valuation was carried out on 16 November 2018 and the replacement value was assessed to be \$2,420,000.

Insurance Valuation / Review Sums Insured

The Manager informed the Corporation that it could obtain an insurance valuation to determine replacement value. The estimated cost for this valuation is \$330.

The Strata Corporation declined to have an insurance valuation, and agreed to keep the building sum insured amount at the existing amount at the next renewal date. All agreed.

Office Bearers' Liability Cover

The Manager informed the Corporation that Office Bearers' Liability cover was available under its insurance policy. The Strata Corporation declined to insure itself for Office Bearers' Liability. All agreed.

Renewal / Placement

The Manager advised that it was still too far away from the insurance policy renewal date to obtain quotes. It was agreed that the Manager arrange quotes through Surewise Insurance Brokers closer to the renewal date and forward the quotes to the Presiding Officer (cc owners with email) for a decision. All agreed.

Product Disclosure Statement and Financial Services Guide

The Product Disclosure Statement and the Financial Services Guide are available to members of the Corporation by request to the Manager.

Contents Insurance

The Manager informed owners that the Strata Corporation's insurance policy does not cover owners' or tenants' contents including items such as carpets, curtains and light fittings. It also does not cover owners' legal liability in their unit subsidiary. It is the responsibility of each unit holder to arrange contents insurance for their unit.

MAINTENANCE**Grounds Maintenance**

It was noted that McKenzie's Garden Maintenance attended the property every 3 weeks to mow and edge the common property lawns. They charged \$35 per visit. Owners were happy to continue with the service.

Ms J Martin indicated that the tree & shrub trimming would need to be done the same as previous year's work costing \$650. It was agreed that this work could be done by the same contractor, Hills Garden Services, in March 2023.

Gutter Cleaning

It was noted that the gutters and downpipes were last cleaned in October 2021 by PLMGN at a cost of \$990. It was agreed to proceed with a further clean of gutters and downpipes to units 1 & 2 only in November 2022. Should owners of the other units experience any gutter & downpipe issues they are to report the issues to the Manager. All agreed.

Pest Inspection

It was noted that damage caused by termites was not an insured event in terms of the building insurance policy. It was noted that the last pest inspection was carried out by ARL Environmental Pest Prevention Services in December 2020. No termite activity was found.

The Strata Corporation declined to have the units inspected for termite activity this year.

External Painting

Owners indicated that they were in favor of the Quote from Higgins coatings to carry out work to the external timber to the units. It was noted that this quote is now out of date. It was also noted that the owner of unit 3 (via message received by owner of unit 4) advised that there were items not included in the Higgins quote that were included in the Jay Duggin quote.

Owners further discussed external timber works and indicated that some properties were now experiencing rotten wood and concern was raised about the delay in works. It was also reported that there was wood rot to some of the

pergolas to the units. It was agreed that this work is to be a Corporation priority and proceed as soon as costs are known and special levies are raised.

The Manager was requested to obtain an updated quote from Higgins Coatings to include items in the Jay Duggin quote and a separate price for repairs and painting of the Pergolas.

BUDGET

Contributions

The Manager presented a budget estimate for the coming year and recommended that the administration levy remain at \$10,000 per annum and the sinking fund levy remain at \$4,453 per annum.

After discussion it was resolved that annual contributions remain as follows;

Administration Fund Contribution	\$10,000.00
Sinking Fund Contribution	\$ 4,453.00
Total Contribution	\$14,453.00

The contribution is payable quarterly, divided by unit entitlement and will commence on 1 October 2022. All agreed.

It was resolved that a special levy is to be raised, divided by unit entitlement, when the Corporation has received the updated quote for works and an amount can be set by a majority of owners for levy payments to cover the cost of the work. The current levy notice that was due 8 August 2022 is to be withdrawn. All agreed.

The Manager advised that if Corporation funds are insufficient to cover Corporation outgoings throughout the year a special levy will be raised.

Forward Budget

The Manager presented a forward budget to the Corporation pursuant to Section 33A of the Strata Titles Act 1988, which requires the Strata Corporation to present a statement of proposed non-recurrent expenditure at each Annual General Meeting. If the group has 6 or less units or a building sum insured amount of \$100,000 or less, a statement is not required.

POLICIES & APPROVALS

The Manager advised that if an owner wishes to apply to the Strata Corporation at any time other than the Annual General Meeting for an approval of any kind, for which a meeting is to be arranged, that owner, and not the Strata Corporation, would be responsible for paying the meeting fee.

OTHER BUSINESS

There was no other business.

NEXT ANNUAL GENERAL MEETING

The tentative date for the next Annual General Meeting is Thursday 3rd August 2023 at 4:00pm at Online or by Phone (GoToMeeting).

CLOSURE

Owners were thanked for their attendance.

The meeting was closed at 5:39pm.

BEST STRATA

FINANCIAL STATEMENT FOR STRATA CORPORATION NO. 12301 INC.

ADDRESS : 444 HENLEY BEACH ROAD LOCKLEYS 5032

ACN : ABN : 33 853 205 023

BETWEEN 01 July 2022 AND 30 June 2023

PAGE 1

PRINTED 04/07/2023

INCOME & EXPENDITURE STATEMENT

	ADMIN	SINKING	TOTAL
INCOME			
ADMINISTRATION			
CREDIT CARD SURCHARGE	27.15		
ADMINISTRATION TOTAL	27.15		
INTEREST			
INTEREST ON OVERDUE LEVIES	3.30		
INTEREST RECEIVED	415.52		
INTEREST TOTAL	418.82		
LEVIES			
ADMIN FUND LEVY	9,582.50		
HOLD FUNDS	0.80		
SINKING FUND LEVY		4,266.90	
SPECIAL LEVY			
LEVIES TOTAL	9,583.30	4,266.90	
OWNER			
ACCOUNT FEE CHARGED ON OVERDUE ACCOUNTS	11.00		
OWNER TOTAL	11.00		
SERVICES			
GROUNDS MAINTENANCE	-28.00		
SERVICES TOTAL	-28.00		
TOTAL INCOME	10,012.27	4,266.90	14,279.17
OUTGOINGS			
ADMINISTRATION			
AUDIT	110.00		
BANK CHARGES	75.40		
DISBURSEMENTS AND OVERHEADS	214.80		
MEETING FEES	110.00		
MANAGEMENT FEES	1,165.30		
ADMINISTRATION TOTAL	1,675.50		
INSURANCE			
INSURANCE PREMIUM	4,660.60		
INSURANCE TOTAL	4,660.60		
OWNER			
ACCOUNT FEE CHARGED ON OVERDUE ACCOUNTS	11.00		
OWNER TOTAL	11.00		
REPAIRS & MAINTENANCE			
GUTTER AND STORMWATER MAINTENANCE	330.00		
TREE AND PLANT MAINTENANCE	440.00		
REPAIRS & MAINTENANCE TOTAL	770.00		
SERVICES			
GROUNDS MAINTENANCE	1,309.00		
CONTRACTOR COMPLIANCE CHECKING	66.00		
SERVICES TOTAL	1,375.00		
TAX			
INCOME TAX RETURN PREPARATION	132.00		
TAX TOTAL	132.00		
UTILITIES			

BEST STRATA

FINANCIAL STATEMENT FOR STRATA CORPORATION NO. 12301 INC.

ADDRESS : 444 HENLEY BEACH ROAD LOCKLEYS 5032

ACN : ABN : 33 853 205 023

BETWEEN 01 July 2022 AND 30 June 2023

PAGE 2

PRINTED 04/07/2023

INCOME & EXPENDITURE STATEMENT

	ADMIN	SINKING	TOTAL
OUTGOINGS			
METER READING	411.00		
ELECTRICITY CHARGES	417.12		
WATER CHARGES	234.80		
UTILITIES TOTAL	1,062.92		
TOTAL OUTGOINGS	9,687.02	0.00	9,687.02

SUMMARY

OPENING BALANCE	9,356.84	9,096.00	18,452.84
TOTAL INCOME	10,012.27	4,266.90	14,279.17
TOTAL EXPENSE	9,687.02	0.00	9,687.02
CLOSING BALANCE	9,682.09	13,362.90	23,044.99
NET SURPLUS	325.25	4,266.90	4,592.15

BEST STRATA

FINANCIAL STATEMENT FOR STRATA CORPORATION NO. 12301 INC.

ADDRESS : 444 HENLEY BEACH ROAD LOCKLEYS 5032

ACN :

ABN : 33 853 205 023

PAGE 3

PRINTED 04/07/2023

BALANCE SHEET AS AT 30 June 2023

ASSETS

CASH AT BANK

[\$9,682.09/ \$13,362.90]

23,044.99

TOTAL CASH AT BANK

23,044.99

LEVIES IN ARREARS

LOT NO.	OWNER	AMOUNT
003	MRS M C HARVEY	603.40

TOTAL LEVIES IN ARREARS

603.40

TOTAL ASSETS

23,648.39

LIABILITIES

LEVIES PAID IN ADVANCE

LOT NO.	OWNER	AMOUNT
001	MS J HUTCHINSON	599.80
002	MR F MUSCARA	599.80
004	MS J ELLIS	603.40
006	MS J MARTIN	603.40

TOTAL LEVIES PAID IN ADVANCE

2,406.40

FUNDS HELD IN CREDIT

LOT NO.	OWNER	AMOUNT
001	MS J HUTCHINSON	1.60

TOTAL FUNDS HELD IN CREDIT

1.60

TOTAL LIABILITIES

2,408.00

NET CASH POSITION

21,240.39

RENEWAL TAX INVOICE

STRATA CORPORATION NO 12301 INC
C/- BEST STRATA
PO BOX 229
FULLARTON SA 5063

Date: 14/12/2023
Invoice Number: 7058015
Account Manager: StrataBest

Thank you for using our services to arrange this insurance cover. Brief details of cover arranged on your behalf are given below. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Type of Policy	STRATA Strata Insurance	Premium
Insured	STRATA CORPORATION NO 12301 INC	Base Premium \$4,408.22
Policy Description	STRATA-444 HENLEY BEACH ROAD, LOCKLEYS 5032	F & E Service Levy \$0.00
Policy Number	SRSC21009561	Stamp Duty \$533.44
Period of Insurance	31/12/2023 to 31/12/2024	Underwriter Fee \$120.00
Effective Date	31/12/2023	Broker Fee \$80.00
Insurer	STRATA COMMUNITY INSURANCE AGENCIES PTY LTD	GST \$460.84
Underwritten By	Allianz Australia Insurance Limited	Invoice Total \$5,602.50

Commission earned on this invoice \$881.62

Payment Options

**DEFT Reference Number
407221270580152**

Pay by credit card or registered bank account at www.deft.com.au or phone **1300 78 11 45**. Payments by credit card may attract a surcharge.



Newmarket Grandwest Pty Ltd t/as Surewise

Name: Strata Corporation No. 12301 Inc
Client ID: 7450
Invoice No: 7058015



*498 407221 270580152

Pay in-store at Australia Post by cheque or EFTPOS



Account Name: Newmarket Grandwest IB Trust
BSB: 185300
Account Number: 305626913
Payment Reference: 7058015



Biller Code: 20362
Ref: 407221270580152

Total Due:

\$5,602.50

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above.

Newmarket Grandwest Pty Ltd t/as SurewiseA.F.S. 296193
A.B.N. 42 072 168 588**Notes:**

Insured: STRATA CORPORATION NO 12301 INC
Situation: 444 HENLEY BEACH ROAD, LOCKLEYS SA 5032

Policy Limits/Sums Insured

SECTION 1	PART A	1. Building	\$	2,720,000
		Common Area Contents	\$	27,200
		2. Terrorism Cover under Section 1 Part A2		Applies
	PART B	Loss of Rent/Temporary Accommodation	\$	408,000
	OPTIONAL COVERS	1. Flood		Included
		2. Floating Floors		Included
SECTION 2	Liability		\$	30,000,000
SECTION 3	Voluntary Workers		\$	200,000/\$2,000
SECTION 4	Workers Compensation (NSW, ACT, TAS & WA Only)			Not Applicable
SECTION 5	Fidelity Guarantee		\$	100,000
SECTION 6	Office Bearers' Liability			Not Selected
SECTION 7	Machinery Breakdown			Not Selected
SECTION 8	Catastrophe		\$	816,000
SECTION 9	PART A - Government Audit Costs - Professional fees		\$	25,000
	PART B - Appeal Expenses		\$	100,000
	PART C - Legal Defence Expenses		\$	50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$	300,000
SECTION 11	Loss of Market Value			Not Selected

Excess:

You must pay or contribute the amount of any Excess and/or Contribution as specified below or in accordance with the relevant Section of the Policy wording for each claim. Should more than one Excess be payable for any claim arising from the one Event, such excesses will not be aggregated and the highest single level of Excess only will apply.

SECTION 1	\$1,000	Insured Property
SECTION 9	\$1,000	Legal Defence Expenses and 10% Contribution

UNDERWRITING INFORMATION DECLARED BY INSURED:

Building: External walls: Brick
Floors: Concrete
Roof: Tile

Year Built: 1992
No. Units: 6
No. Storeys: 1
Heritage Listed: No
Fully Occupied: Yes - Residential Only

Are there any:
Playgrounds - no
Water Features - no
Jetties/Wharfs - no
Gymnasiums - no
Lifts - no
Pools - no

Newmarket Grandwest Pty Ltd t/as Surewise

A.F.S. 296193
A.B.N. 42 072 168 588

Cover: As per Strata Community Insurance Agencies Pty Ltd "*Residential Strata PDS & Policy Wording*" (SCI034-Policy-RS-PPW-02/2021)" subject to policy conditions and exclusions.
Underwritten by Allianz Insurance (Australia) Limited.

REMUNERATION ADVICE

For providing you with service, we receive remuneration, being commission, paid by the insurer of \$969.78 (including GST). We will receive ongoing commission of 20.00% of the policy's premium from the Insurer for as long as the policy remains in force.

Commission is a payment made to us by the Insurer and is not an additional payment required from you over and above the premium listed on your tax invoice.

We will also charge you a broker fee of \$88.00 (including GST) and administration fee of \$0.00 (including GST) to compensate us for the costs of researching, selecting and arranging the appropriate insurance cover for you.

We will pay a portion of our commission, being \$484.89 (including GST) and broker fee of \$0.00 (including GST) to Best Strata who referred your business to us.

Please refer to our Financial Services Guide for further details about the financial services offered by SUREWiSE.

Claims Made Notice

Section 6 of the Policy operates on a 'claims made and notified' basis. This means that, subject to the provisions of Section 6, where You give notice in writing to Us of any facts that might give rise to a claim against You as soon as reasonably practicable after You become aware of those facts but before the expiry of the Period of Insurance, You may have rights under Section 40(3) of the *Insurance Contracts Act 1984* (Cth) to be indemnified in respect of any claim subsequently made against You arising from those facts notwithstanding that the claim is made after the expiry of the Period of Insurance.

Any such rights arise under the legislation only, in that the terms of the Policy and the effect of the Section, subject to the continuous cover special conditions, is that You are not covered for claims made against You after the expiry of the Period of Insurance.

IMPORTANT NOTICES & INFORMATION

We have prepared this document to assist you to understand important issues relating to your insurances. Please contact your Account Manager if you have any questions or require further advice/assistance.

ESSENTIAL READING OF POLICY WORDING

The policy wordings for your insurances are essential reading to understand what is protected by each policy. Read them carefully as soon as possible and contact us if you have any concerns about the extent of your cover.

YOUR DUTY OF DISCLOSURE

It is important that you provide us with complete and accurate information about the risk to be insured otherwise the advice we give you may not be appropriate for your needs. We rely on you to provide complete and accurate information.

Before you enter into an insurance contract, you have a duty under the Insurance Contracts Act 1984 (Cth) to disclose information to the insurer. This Duty of Disclosure applies until the insurer agrees to either insure you or renew your insurance. The Duty of Disclosure also applies before you extend, vary or reinstate your insurance.

If you are applying for or renewing insurance in relation to consumer insurance products such as your motor vehicle, home building and/or contents, residential strata, travel, personal accident or sickness and/or consumer credit products, you must answer the specific questions asked by the insurer truthfully and accurately. In answering those questions, you must tell the insurer all information that's known to you and that a reasonable person would be expected to provide in answer to the questions. Not doing so may be considered by the insurer to be a breach of your 'duty to take reasonable care not to make a misrepresentation' and may cause issues in relation to the validity of your insurance policy and/or issues in the event of you lodging a claim.

At renewal the insurer may either ask you to advise any changes to information you have previously disclosed, or may give you a copy of the information you previously disclosed and ask you to advise them if there have been any changes. If you do not tell the insurer about a change, you will be taken to have told the insurer there is no change.

If you are applying for or renewing any other insurance, you must tell the insurer all information that is known to you that a reasonable person could be expected to know or that is relevant to the insurer's decision to insure you and on what terms. You do not need to tell the insurer anything that:

- reduces the risk they insure you for;
- is common knowledge;
- the insurer knows or should know;
- which the insurer waived your duty to tell about.

If you fail to comply with your Duty of Disclosure, the insurer may cancel your contract of insurance, or reduce the amount it will pay you if you make a claim, or both. If your failure to comply with the Duty of Disclosure is fraudulent, the insurer may refuse to pay a claim and treat the contract of insurance as if it never existed.

DUTY OF GOOD FAITH

Both parties to an insurance contract, the insurer and the insured, must act towards each other with the utmost good faith. If you fail to do so, the insurer can cancel your insurance. If the insurer fails to do so, you may be able to sue the insurer.

AVERAGE OR CO-INSURANCE

Some policies contain an Average or Co-insurance clause. This means that if you insure for less than the full value of the property, your claim may be reduced in proportion to the amount of the under-insurance.

Some business interruption policies contain an Average/Co-Insurance clause which has a different application. Check your policy and contact us with any questions

CONTRACTS AND LEASES YOU SIGN

If you sign a contract with an indemnity, "hold harmless" or release, it can invalidate your insurance – unless you obtain the Insurer's consent in advance.

These clauses are often found in leases and other contracts you sign from time to time relating to your business. Do not sign a contract or lease without contacting us and/or taking legal advice as to whether the contract terms will prejudice your policy.

LEASING, HIRING AND BORROWING PROPERTY

When you lease, hire or borrow property, make sure that the contract clearly identifies who is responsible for insuring the property.

Industrial Special Risks policies automatically cover property which you are responsible to insure, subject to the policy excess. Public liability insurance may assist you meet claims relating to property damage to property which you lease or hire. A sub-limit usually applies to the amount you can claim for damage to property in your care, custody or control.

ADDITIONAL INSURED AND NOTING INTERESTS

If a person is to be named on your policy or insured as a co-insured or joint insured, notify us immediately so we can request this in advance from the insurer. Your property and liability policies will not provide automatic cover for the insurable interest of other parties (e.g., mortgagees, lessors).

Check with us whether the insurer will include someone else as an insured or note their interests before you agree to this in a contract or lease. We cannot guarantee that an insurer will agree to include someone as an insured under your policy or to note their interests on your policy.

CLAIMS OCCURRING POLICIES

Most of your policies do not provide indemnity in respect of events that occurred before the insurance commenced. They cover events that occur during the policy period.

CLAIMS MADE POLICIES

Some policies (e.g. professional indemnity insurance) provide cover on a "claims made" basis. This means that claims first advised to you (or made against you) and reported to your insurer during the policy period are insured under that policy, irrespective of when the incident causing the claim occurred. If you become aware of circumstances which could give rise to a claim, notify the insurer during the policy period.

Report all incidents that may give rise to a claim against you to the insurers immediately after they come to your attention and before the policy expires.

INSURER SOLVENCY

We do not warrant or guarantee the current or ongoing solvency or financial viability of the insurer because we have no control over the insurer's performance and this can be affected by many complex commercial and economic factors.

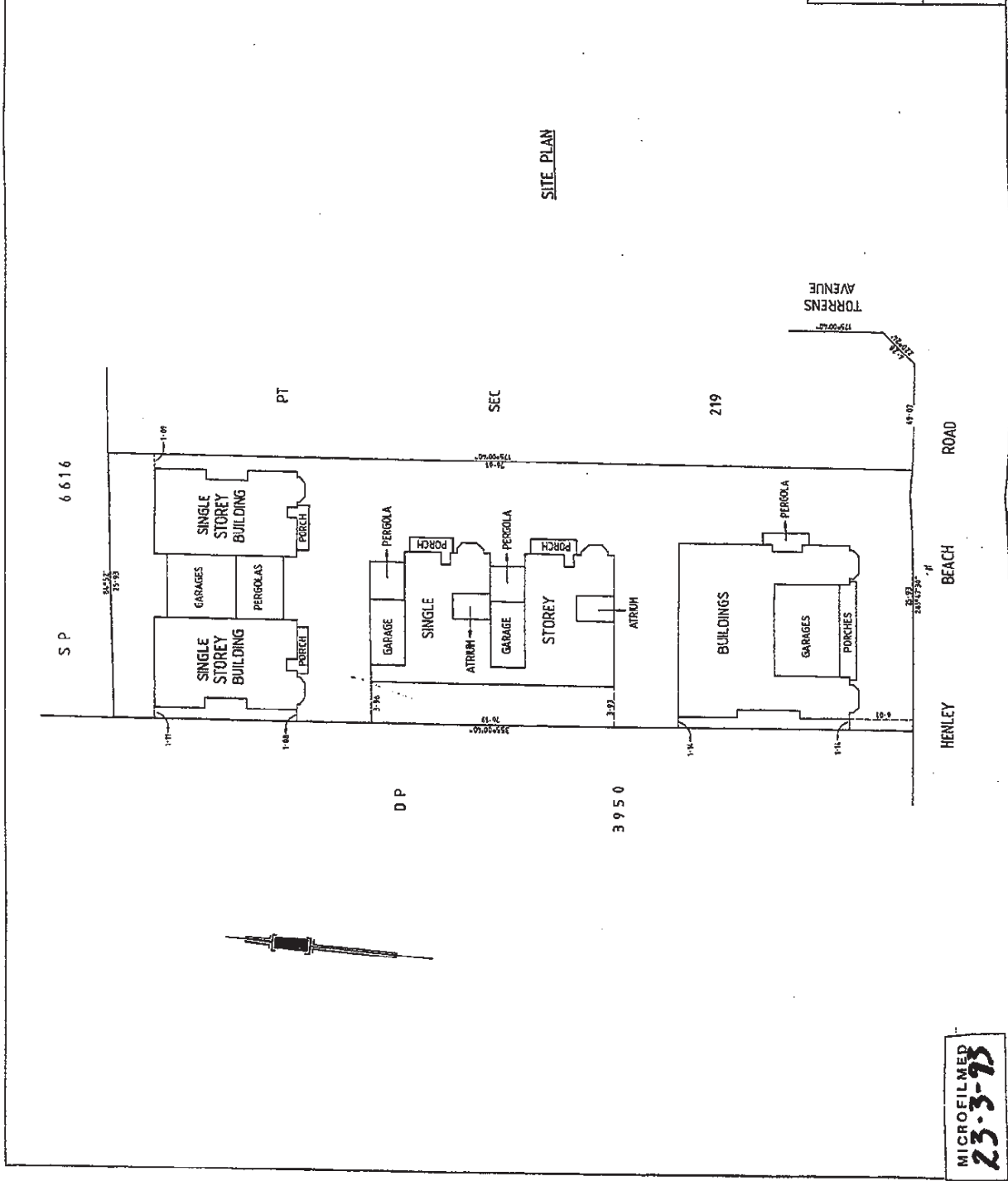
UNAUTHORISED FOREIGN INSURERS

In limited cases, we may recommend that you insure with an unauthorised foreign insurer. An unauthorised foreign insurer is an insurer that is not authorised under the Insurance Act 1973 (**Act**) to conduct insurance business in Australia and is not subject to the system of financial supervision of general insurers in Australia that is monitored by the Australian Prudential Regulation Authority.

If the insurer becomes insolvent, you will not be protected by the Federal Government's Financial Claims Scheme provided under Part VC of that Act.

12301

SP 12301	
THIS IS SHEET 1 OF 1 SHEETS	
DEPOSITED 7/87 9 19 93	BY J.S.
MAP REFERENCE 142E-A1-1	
TITLE ENTRANCE (1 1977/15)	
BLANK PLAN NO. SP 12301	TOTAL AREA 195.47
REMARKS: AULADE	
REMARKS: LOCKKEYS	
COUNCIL CITY OF WEST TORRENS	
PLAN OF PT SEC 219	
SCALE 1:100	METRE



SITE PLAN

1. SURVEYOR JOHN HENNING
2. THE plan is a copy of the original plan deposited with the Surveyor General, South Australia, on 19/07/93.
(a) and the plan is a copy of the original plan deposited with the Surveyor General, South Australia, on 19/07/93.
(b) This plan is a copy of the original plan deposited with the Surveyor General, South Australia, on 19/07/93.
Drawn by J.S. 19/07/93

Henning & Co. Pty
Land & Surveyors
CADASTRE HOUSE
101 GILES STREET, ADELAIDE 5000
PHONE 221 6346 REF 8356

MICROFILMED
23-3-93

SP 12301

DEPOSITED
ADDITIONAL PAID
181 3 11 93
APR 1993
REGISTRATION GENERAL

DATE	TIME	LOCATION	REMARKS
10-10-68	10:00 AM	STATION	STARTED WORK
10-10-68	11:00 AM	STATION	WORKING ON THE ROOF
10-10-68	12:00 PM	STATION	LUNCH BREAK
10-10-68	1:00 PM	STATION	RESUMED WORK
10-10-68	2:00 PM	STATION	FINISHED WORK FOR TODAY

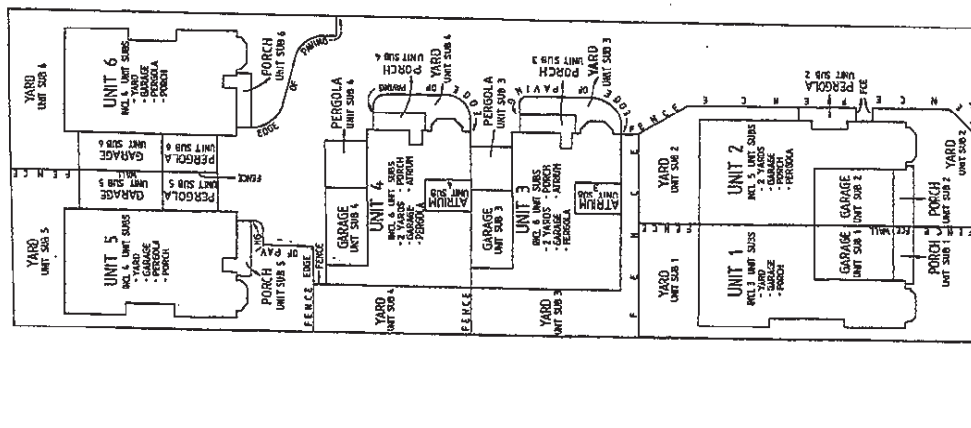
26517 21 / 81 03/00

[illegible]

STATEMENTS CONCERNING EASEMENTS, ANNOTATIONS AND AMENDMENTS

The lower and upper boundaries of the soil substratum shown in Figs 1 and 2 are 0.30 metres below existing ground level and 0.00 metres above existing ground level respectively except where stated, then the upper boundary is to be 0.15 metres below the level of the eaves.

GROUND FLOOR PLAN



HENLEY BEACH ROAD

MICROFILMED
23-3-93

Hennig & Co. Pty.
Licensed Surveyors
CADASTRE HOUSE
1408 GILLES STREET, ADELAIDE 5000
PHONE 223 6346 REFER 8366

Application No. 7453636	STRATA PLAN NUMBER SP 12301
DEPOSITED 18/03/1993 <i>[Signature]</i> PRO REGISTRAR-GENERAL	
THIS IS SHEET 3 OF 3 SHEETS	

SCHEDULE OF UNIT ENTITLEMENTS

UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT
1	1660				
2	1660				
3	1670				
4	1670				
5	1670				
6	1670				
AGGREGATE		AGGREGATE		AGGREGATE	
10000				ROAD OR RESERVE ALLOTMENTS	

MICROFILMED
23-3-93

Strata Titles Act 1988

Schedule 3—Articles of strata corporation

- 1 (1) A unit holder must—
 - (a) maintain the unit in good repair;
 - (b) carry out any work ordered by a council or other public authority in respect of the unit.
- (2) The occupier of a unit must keep it in a clean and tidy condition.
- 2 A person bound by these articles—
 - (a) must not obstruct the lawful use of the common property by any person; and
 - (b) must not use the common property in a manner that unreasonably interferes with the use and enjoyment of the common property by the other members of the strata community, their customers, clients or visitors; and
 - (c) must not make, or allow his or her customers, clients or visitors to make, undue noise in or about any unit or the common property; and
 - (d) must not interfere, or allow his or her customers, clients or visitors to interfere, with others in the enjoyment of their rights in relation to units or common property.
- 3 A person bound by these articles must not use the unit, or permit the unit to be used, for any unlawful purpose.
- 4 Subject to the *Strata Titles Act 1988*, a person bound by these articles must not, without the strata corporation's consent, keep any animal in, or in the vicinity of, a unit.
- 5 A person bound by these articles—
 - (a) must not park a motor vehicle in a parking space allocated for others or on a part of the common property on which parking is not authorised by the strata corporation; and
 - (b) must take reasonable steps to ensure that his or her customers, clients or visitors do not park in parking spaces allocated for others or on parts of the common property on which parking is not authorised by the strata corporation.
- 6 A person bound by these articles must not, without the consent of the strata corporation—
 - (a) damage or interfere with any lawn, garden, tree, shrub, plant or flower on the common property; or
 - (b) use any portion of the common property for his or her own purposes as a garden.

- 7 A person bound by these articles must not—
- (a) bring objects or materials onto the site of a kind that are likely to cause justified offence to the other members of the strata community; or
 - (b) allow refuse to accumulate so as to cause justified offence to others.
- 8 A person bound by these articles must not, without the consent of the strata corporation, display any sign, advertisement, placard, banner or any other conspicuous material of a similar nature—
- (a) on part of his or her unit so as to be visible from outside the building; or
 - (b) on any part of the common property.
- 9 The occupier of a unit may, without the consent of the strata corporation, paint, cover or in any other way decorate the inside of any building forming part of the unit and may, provided that unreasonable damage is not caused to any common property, fix locks, catches, screens, hooks and other similar items to that building.
- 10 The occupier of a unit used for residential purposes must not, without the consent of the strata corporation, use or store on the unit or on the common property any explosive or other dangerous substance.
- 11 A person bound by these articles—
- (a) must maintain within the unit, or on a part of the common property set apart for the purpose by the strata corporation, a receptacle for garbage adequately covered; and
 - (b) must comply with all council by-laws relating to the disposal of garbage.
- 12 A unit holder must immediately notify the strata corporation of—
- (a) any change in the ownership of the unit, or any change in the address of an owner;
 - (b) any change in the occupancy of the unit.

RESOLUTIONS

STRATA CORPORATION 12301 INCORPORATED at 444 Henley Beach Road, LOCKLEYS SA 5032

The following is a summary of policy decisions, special and unanimous resolutions resolved by the Strata Corporation.

The relevant minutes should be consulted for precise wording of the resolutions.

Date of Meeting	Details
19/07/1993	<u>Legal Recoveries</u> Strata Managers are authorised without need for further authority to levy costs incurred for all legal recovery costs against the unit holder in default of payment Corporation contributions/levies. <u>Animals</u> Owners may apply for approval. Cat permitted at Unit 6 for the life of the animal. <u>Signage</u> A land agent may erect one sign only, not greater than 2 x 1.5 metres. It must indicate the number of the unit, be installed at the front of the premises and be removed not later than 24 hours after a contract has been signed. ... Letting signs are prohibited. <u>Tanks</u> All units may install a modular rainwater tank on their own unit yard subsidiary providing adequate measures are taken for the discharge of overflow water to the satisfaction of the Corporation <u>Skylights</u> All units may install one skylight to their unit provided it is fitted by a qualified tradesperson and conforms in appearance to those installed at Unit 2. <u>Pergola</u> Approved at Unit 3 in the unit yard subsidiary subject to local Council approval, to be erected using first grade materials to a tradesman's standard. <u>Awnings / Blinds</u> All units may install external awnings / blinds on windows by applying the Committee for authorisation. <u>Sheds</u> All units may erect one small garden shed in the unit yard subsidiary <u>TV Antennae</u> Roof mounted television antennae are not approved. <u>Articles</u> Each landlord is responsible for attaching a copy of the Corporation's Articles and any Corporation rules to a letting or lease agreement for their unit. <u>Rules</u> It was agreed that on change of tenant (s) all owners must inform "Whittles" and ensure that the tenants are aware of the Article and policies of the Corporation prior to taking up residence at the unit.

	<u>Hanging Pots on Verandah</u> It was agreed that all residents be discouraged from installing hanging pots on the front verandah's. <u>Parking</u> That, with reference to Article 5 (a), the corporation declares that there are no parking spaces allocated for visitors and that no parking is authorised on any part of the common property. That, signs reading "Strata Corporation 12301 Inc — Parking is prohibited on the Common Property" (or similar wording) be fixed on the common property at the entrance to and at the inner end of the driveway. <u>Articles</u> That, with reference to Article 12 (b), the chief occupant of each unit be furnished with a copy of these Articles, and any supporting resolutions, upon or before entry to the unit. Proposed that a sign indicating a speed limit of 10km per hour on the driveway be erected at the entrance, however it was agreed that Motion 4 be held in abeyance, with the Committee being authorised to enact the motion at its discretion.
26/07/1995	<u>SA Water</u> The Strata Manager advised that SA Water (the Engineering & Water Supply Department) charges strata corporations for all water consumed on the property. Owners will continue to be responsible for payment of quarterly rates, and the strata corporation will be responsible for payment of all water consumption charges which will be billed separately.
24/07/1996	<u>Maintenance Supervision</u> "Whittles" has engaged a building contracts supervisor to oversee maintenance work performed by contractors engaged by "Whittles" for its client corporations
23/07/1997	<u>Maintenance Supervision</u> Confirmed
28/07/1998	<u>Maintenance Supervision</u> Confirmed <u>Smoke Alarms</u> The Strata Manager advised that under current legislation all dwellings must be fitted with smoke alarms by 1/01/2000.
27/07/1999	<u>Maintenance Supervision</u> Confirmed <u>Overdue Notices</u> It was agreed that the Strata Managers charge those owners with contribution arrears a 'late fee' of \$10 each time it became necessary to forward a reminder notice. Furthermore, it was agreed that the Strata Managers charge those owners a fee of \$30 for placing them into legal hands where necessary.
25/07/2000	<u>Maintenance Supervision</u> Confirmed. <u>Delegated Authority</u> It was agreed that the Corporation hereby delegates to: The General Manager of Whittles Strata & Community Corporation Managers or his nominees the power to execute under seal (and for that officer to countersign such seal on behalf of the Corporation), any certificate required from time to time to be given under Section 41 of the Strata Titles Act, 1988;

	That officer the power to jointly execute with any one of the appointed officers of the Corporation, such documents as are authorised to be executed under seal pursuant to a resolution of the Corporation or of its Committee acting within its powers. <u>Smoke Alarms</u> The Strata Manager reiterated that all residential units have until 1/01/2000 to install battery operated smoke detectors. It was noted that it is up to each owner to install smoke detectors in accordance with the new Legislation. It was noted that, if a smoke alarm or smoke alarms are not fitted in each unit, the strata corporation is guilty of an offence for which a maximum penalty of \$750 applies. It was agreed that, should the strata corporation be fined to an owner's failure to install a suitable smoke alarm in their unit, the strata corporation will recover from that owner all costs incurred. <u>Glass</u> Attention was brought to the meeting by the Strata Manager that over the past few years there have been various successful claims against landlords for injury to persons or damage to property by glass in their properties. Although glass may comply with past building standards, and is legally acceptable, property owners may still be at risk where a Court feels that the status of the glass represents a risk. The need for adequate Public Liability Insurance was reinforced
09/10/2001	<u>Approvals -</u> Unit 2 Shade cloth across the top of the pergola Unit 3 Shade cloth on the atrium Unit 5 T.V. Ariel, Rear Verandah and paving of front area as proposed Unit 4 Trellis as plan tabled <u>Smoke Alarm Legislation</u> Under new fire safety legislation, which commenced on 1st February 1998, all residences must have in place by 1st January 2000 one or more self-contained smoke alarms which comply with the Australian Standard. We would recommend in any event that all owners have these in place as soon as possible as a general safety measure. In addition, any transfer of property after 1st February 1998 requires the purchaser within six months of settlement, to install a 10 year lithium battery or hard-wired smoke detector powered through a mains source of electricity. Penalty for non compliance-\$750 Whilst we have obtained clarification on the responsibility for the installation of smoke detectors as being that of an owner, if a corporation wishes to undertake this work, this is quite acceptable. <u>Security Doors and Security Window Screens</u> Owners may install security doors and security window screens provided that they match those doors and window screens already existing on other units. <u>Advertising Signs</u> In the event of a unit being offered for sale or auction that signs no larger than 1 metre x 2 metres should be permitted for a reasonable time and that they are to be removed within two weeks of a successful contract being signed. To Let signs are not permitted. <u>Alteration/Additions</u> All future alterations/additions by owners eg. pergolas, garden sheds, security doors, airconditioners etc. should be placed on the Agenda for decisions and voting at Annual General Meetings. Should owners wish approvals to be granted between meetings, an application may be forwarded to Strata Data with the relevant plans and specifications. Applications and/or plans will be circularized with a voting return to all owners giving them 14 days in which to reply.

	Any cost associated with an application to install or erect any such additions or alterations eg. postage photocopying etc will be borne by the relevant unit owners, when the application for approval is made between General Meetings. NOTE: If an alteration requires an amendment to the Strata Plan a Unanimous Resolution must be passed at a General Meeting of the Strata Corporation. <u>Legal Recoveries</u> That Strata Data be granted approval to seek legal assistance for the recovery of unpaid maintenance contributions or levies which remain unpaid after a period of six weeks from the due date, having first notified the owner of such action. All associated costs for the recovery to be borne by the relevant unit owner and to become a debt against the unit. <u>Legal Action for Breach of the Articles (Schedule 3) of the Strata Titles Act 1988</u> That Strata Data be granted approval to seek the services of a solicitor to write to the owner of a unit whereby the occupier has clearly breached the Strata Titles Act and caused distress to other residents of the complex provided that at least two letters, one of which to include a warning of legal recourse, have been forwarded to the owner and/or agent concerning the occupiers. The cost of all associated legal fees to be borne by the relevant unit owner and to become a debt against the unit.
15/10/2002	<u>Approval</u> The meeting approved owners unit 5 install green or beige shade cloth over pergola
10/10/2007	<u>Foxtel Approval - Unit 1</u> It was moved Ms Hutchinson seconded Mrs Matthews that unit 1 be permitted to install a satellite dish for the reception of Foxtel. All costs involved with the installation and maintenance of the dish are to be the responsibility of the unit owner
08/10/2008	<u>Legal Recoveries</u> That Strata Data be granted approval to seek legal assistance for the recovery of unpaid maintenance contributions or levies which remain unpaid after a period of six weeks from the due date, having first notified the owner of such action. All costs for the recovery to be borne by the relevant unit owner and become a debt against the unit. <u>Legal Action for Breach of the Articles (Schedule 3) of the Strata Titles Act 1988</u> That Strata Data be granted approval to seek legal assistance to write to the owner of a unit whereby the occupier has clearly breached the Strata Titles Act and caused distress to other residents of the complex. Provided that at least two letters one of which a warning of legal recourse, have been forwarded to the unit owner and or agent concerning the occupants. The cost of all associated legal fees to be borne by the relevant owner and to become a debt against the unit.
07/10/2009	<u>Hot Water Unit Installations</u> That individual unit owners may install gas or electric hot water heaters externally on the condition they don't block access around the building and install solar collectors on the roof on the condition they are not placed on the street front elevation and a qualified person signs off on the roof structure being adequate to support the additional load. All repairs to the building and ongoing maintenance will be that individual unit owners responsibility <u>Digital Television Reception (not including Foxtel installation)</u> That individual unit owners may install external mounted digital TV antennas to receive a digital service on the condition they are not located on the front of the building.
03/10/2012	<u>Interest Applied on Overdue Levies</u> That in accordance with Section 27 (4) of the Strata Titles Act 1988 (as amended), if a levy is not paid on the date by which it becomes due and payable in accordance with a Resolution of

	the Corporation, the Corporation resolves to apply interest charges on those levies at a rate of 10% per annum.
02/10/2013	<u>Asbestos Survey & Management Plan (Refer Attachment)</u> That the Corporation engage an appropriately qualified, insured and registered contractor to (conduct an Asbestos survey of the property and, if asbestos is identified at the property, compile an asbestos Management plan and onsite register.' <u>Installation of 'Essential Services' Box</u> That an 'Essential Services' box (approximately 150mm deep, 380mm long & 300mm wide), a small 'key safe' (as close as possible to the main electrical meter board) and relative signage be installed on Common Property to house site safety documentation and, where applicable, keys (including access cards and or fobs) to common areas."

Best Strata commenced management 25th July 2014. Information provided on resolutions prior to our management is provided on an "as is" basis and is taken directly from the previous managers records. Best Strata provides no assurances as to the accuracy of this information.

03/09/2014	<u>Policy - Overdue Contributions Interest & Fees</u> It was resolved that if an account remains overdue for 31 days, the unit owner will be required to pay interest to the corporation at the rate of 10% per annum calculated from the due date until payment and that any expenses, costs or disbursements incurred by the strata corporation in recovering any outstanding monies including debt collection agency fees and solicitor's costs shall be recoverable from the unit owner. All agreed. The manager advised that Best Strata will charge an overdue account fee of \$11 to an owner when their account is 31 days overdue and a reminder account is sent. Best Strata will charge a debt recovery transfer fee of \$33 to an owner in the event of their account being transferred to a debt collection agency. <u>Unit 4 – Awnings</u> The owner of Unit 4 requested approval to install awnings on the bay window facing the driveway in a neutral colour. All agreed.
02/09/2015	<u>No Resolutions</u>
24/08/2016	<u>No Resolutions</u>
23/08/2017	<u>Pergola Repairs</u> It was moved that the side pergola of unit 1 be considered corporation responsibility to maintain along with the other original pergolas noted on the plans. In favour: 6 Against: 0 Motion Carried
29/08/2018	<u>No Resolutions</u>
28/08/2019	<u>No Resolutions</u>
26/08/2020	<u>No Resolutions</u>
18/08/2021	<u>No Resolutions</u>
29/08/2022	<u>No Resolutions</u>

02/08/2023	<u>No Resolutions</u>
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BUDGET											
STRATA CORPORATION NO. 12301 INC.											
444 HENLEY BEACH ROAD, LOCKLEYS											
Year Ending 30 Jun 2024											
RECEIPTS & PAYMENTS	Administration Fund					Sinking Fund					TOTAL
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Total
	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun		Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun		
RECEIPTS											
Admin Or Sinking Fund Levy	2,500	3,118	3,118	3,118	11,853	1,113	1,113	1,113	1,113	4,453	16,306
Special Levy					0		25,000			25,000	25,000
Levy Arrears	603				603					0	603
Levy Advances	(2,406)				(2,406)					0	(2,406)
Interest Received					0					0	0
Total Receipts	697	3,118	3,118	3,118	10,050	1,113	26,113	1,113	1,113	29,453	39,503
PAYMENTS											
Administration											
Audit		140			140						140
Bank Charges	15	15	15	15	60						60
Disbursements and Overheads	59	59	59	59	238						238
Meeting Fees	132				132						132
Management Fees	316	316	316	316	1,265						1,265
Insurance											
Insurance Premium	5,826				5,826						5,826
Insurance Valuation		330			330						330
Services											
Grounds Maintenance	330	330	330	330	1,320						1,320
Gutter Cleaning	330				330						330
Pest Control		600			600						600
Trades Monitor Compliance	66				66						66
Tax											
Income Tax Return Preparation		165			165						165
Income Tax Payment / Refund											
Utilities											
Electricity Charges	235	235	235	235	940						940
Water Meter Reading	102	102	102	102	409						409
Water Charges	61	61	61	61	245						245
Repairs And Maintenance											
Building Maintenance (prov)	50	50	50	50	200						200
Plumbing Maintenance (prov)	50	50	50	50	200						200
Future Works											
Fencing											
Gutter Repairs/Replacement											
Bitumen/Concreting											
Painting								35,000		35,000	35,000
Total Payments	7,573	2,454	1,219	1,219	12,465	0	0	35,000	0	35,000	47,465
Surplus (Deficit)	(6,876)	663	1,898	1,898	(2,416)	1,113	26,113	(33,887)	1,113	(5,547)	(7,963)
CASH FLOW SUMMARY											
Opening Balance	9,682	2,806	3,470	5,368	9,682	13,363	14,476	40,589	6,703	13,363	23,045
Receipts	697	3,118	3,118	3,118	10,050	1,113	26,113	1,113	1,113	29,453	39,503
Payments	7,573	2,454	1,219	1,219	12,465	0	0	35,000	0	35,000	47,465
Transfer between funds					0	0	0	0	0		
Closing Balance	2,806	3,470	5,368	7,267	7,267	14,476	40,589	6,703	7,816	7,816	15,082

Note. Special Levy will need to be raised if any major maintenance works are agreed on.

BUDGET

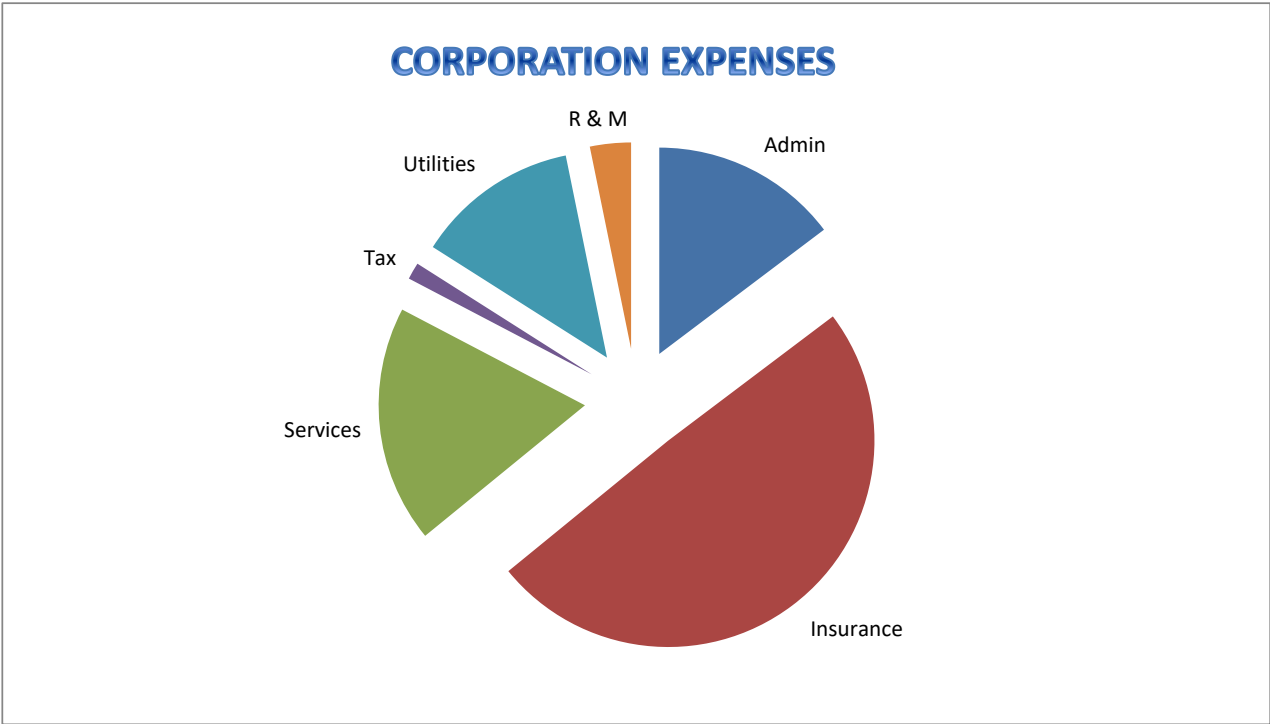
STRATA CORPORATION NO. 12301 INC.
444 HENLEY BEACH ROAD, LOCKLEYS
Year Ending 30 Jun 2024

LEVY CALCULATION

Total Unit Entitlement	10,000				
Mode of Division	ENTITLEMENT				
Number of Units	6				
Annual Levy	Current		Proposed		One-off
	Admin	Sinking	Admin	Sinking	Painting
	10,000	4,453	12,470	4,453	25,000

Quarterly Levy By Lot

Lot	Unit	Entitlement	Current		Proposed		One-off
			Admin	Sinking	Admin	Sinking	Painting
001	1	1660	415.00	184.80	517.51	184.80	4,150.00
002	2	1660	415.00	184.80	517.51	184.80	4,150.00
003	3	1670	417.50	185.91	520.62	185.91	4,175.00
004	4	1670	417.50	185.91	520.62	185.91	4,175.00
005	5	1670	417.50	185.91	520.62	185.91	4,175.00
006	6	1670	417.50	185.91	520.62	185.91	4,175.00
10000			2,500.00	1,113.25	3,117.50	1,113.25	25,000.00



STATEMENT PURSUANT TO SECTION 41 (Strata Titles Act 1988 (as amended))

REQUESTED BY: NAME FINLAYSONS LAWYERS

ADDRESS LEVEL 7, 43 FRANKLIN STREET, ADELAIDE SA 5000

RE : STRATA CORPORATION NO. 12301 INC.

UNIT NUMBER & ADDRESS : 003/444 HENLEY BEACH ROAD, LOCKLEYS SA 5032

OWNER(S) THE ESTATE OF MRS C HARVEY

PART 1 : FINANCIAL DETAILS

1.1 LOT ENTITLEMENT

Lot Entitlement = 1670

Total of all Entitlements = 10000

1.2 MAINTENANCE CONTRIBUTIONS

Levies Payable	Amount	Paid To	Frequency
Admin. Levy	\$520.62	31/03/2024	QUARTERLY
Sinking Levy	\$185.91	31/03/2024	QUARTERLY

1.3 ARREARS

Levies	Due as at 15/01/2024	Charged but due after 15/01/2024
Admin. Levy	\$0.00	\$0.00
Sinking Levy	\$0.00	\$0.00
Other Levies	\$0.00	\$0.00
Interest **	\$0.00	\$0.00
Accounting Fee	\$0.00	\$0.00
Amount Due	\$0.00	\$0.00

** (NB: Interest accrues daily at 10 % per annum)

1.4 EXPENDITURE BY THE STRATA CORPORATION

(a) Incurred by the Corporation to which the unit holder must or is likely to be required to contribute:
REFER MINUTES

(b) Resolved by the Corporation to incur, to which the unit holder must or is likely to be required to contribute :

1.5 ASSETS AND LIABILITIES OF THE CORPORATION

(a) Fund Name :BEST STRATA CLIENTS TRUST ACCOUNT

(b) Held at :NATIONAL AUSTRALIA BANK Adelaide 0

(c) Sum standing to the credit of fund : \$57,621.64

(d) Amount committed to expenses \$ incurred for REFER MINUTES

(e) Amount earmarked for future expenses \$ purpose REFER MINUTES

(f) Particulars of other assets. All those defined as common property upon the land :

(g) Amount held in external account \$

(h) Liabilities (excluding those above as described in 1.2 herein)

Water Payment Method: Strata Water Solutions Inv Owner Direct

PART 2 : INSURANCE**Insurer:** STRATA COMMUNITY INSURANCE (ALLIANZ)

Type Of Cover	Sum Insured	Policy Number	Excess	Expiry Date
BUILDING	\$2,500,000.00	SRSC21009561	\$500.00	31/12/2023
LOST RENT / TEMP ACCOMMODATION	\$375,000.00	SRSC21009561	\$0.00	31/12/2023
PUBLIC LIABILITY	\$30,000,000.00	SRSC21009561	\$0.00	31/12/2023
VOLUNTARY WORKERS PERSONAL ACC	\$200,000.00	SRSC21009561	\$0.00	31/12/2023
FIDELITY GUARANTEE	\$100,000.00	SRSC21009561	\$0.00	31/12/2023
OFFICE BEARERS LIABILITY	\$0.00	SRSC21009561	\$0.00	31/12/2023
CATASTROPHE	\$750,000.00	SRSC21009561	\$0.00	31/12/2023

PART 3 : DOCUMENTS SUPPLIED

- (a) Minutes of General & Committee Meetings of the Corporation for the last two years.
- (b) Details of any special or unanimous resolutions affecting the unit or common property passed in the last five (5) years (excluding those contained in (a) above)
- (c) Statement of Accounts of the Corporation last prepared
- (d) The Articles now in force
- (e) All current policies of insurance taken out by the Corporation
- (f) The Corporation Plan

PART 4 : DOCUMENT INSPECTION

The Corporation's records are available for inspection at BEST STRATA, UNIT 2, 188 FULLARTON ROAD DULWICH SA 5065 on any working day between 10.00am and 4.00pm. Phone (08) 8431 2287 to make an appointment.

REFER MINUTES

Statement Dated 15/01/2024**Signed for and on behalf of STRATA CORPORATION NO. 12301 INC.**

HAMISH WATSON**BODY CORPORATE MANAGER****Please Note : Conveyancer's attention is drawn to the following :**

The Strata Titles Act requires that :

- 1.1 (schedule 3 pt 12) "A unit holder must immediately notify the Strata Corporation of :
 - (a) any change in the ownership of the unit, or change in the address of the owner
 - (b) any change in the occupancy of the unit" (eg. Tenants)i.e. Let us know ASAP the new owners name and address on the attached form.
- 1.2 (Section 27(5)) "The Corporation may recover an unpaid contribution (and any interest on any such contribution) such as debt from the unit holder of the unit in respect of which the contribution is payable(whether or not that person was the unit holder when the liability arose)" i.e. : The new owner will have to pay any outstandings if you do not adjust them at settlement.
- 1.3 This statement is issued on the basis that any payment by the unit holder by cheque or other instrument will be honoured at the first presentation. i.e. : if the cheque bounces, the owner's financial details in 1.2/1.3 on page 1 will be wrong

This Statement does not take into account any decisions or transactions of the Corporation at or subsequent to the issue of this statement.

ABN 84 945 930 989

Thank you for your assistance in keeping our records up-to-date.

ANNEXURE I

Transmission Application

TRANSMISSION APPLICATION

Form A1
Version 40.5

SOUTH AUSTRALIA
ELN Lodgement Case ID: 999970662
ELN Workspace ID: 11075899

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

LAND DESCRIPTION

THE WHOLE OF THE LAND IN CT VOLUME 5113 FOLIO 732

ESTATE & INTEREST

FEE SIMPLE

DECEASED PROPRIETOR (Full name)

(a) MABEL CLARINDA HARVEY

who is one and the same person as the registered proprietor of the estate and interest and is named and described in the Register Book as:

(b) MABEL CLARINDA HARVEY

DATE OF DEATH

07 APRIL 2023

APPLICANT (Full name and address)

KARYN MAY SOBELS OF 20 NEVIS ST CAMBERWELL VIC 3124 AS EXECUTOR(S) LEAVE RESERVED OF THE ESTATE OF THE DECEASED PROPRIETOR VIDE PROBATE DATED 08 DECEMBER 2023

THE APPLICANT AS PERSONAL REPRESENTATIVE OF THE DECEASED PROPRIETOR APPLIES TO BE REGISTERED AS THE PROPRIETOR OF THE ESTATE AND INTEREST OF THE DECEASED IN THE LAND DESCRIBED

CERTIFICATION

The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
The Certifier has retained the evidence supporting this Registry Instrument or Document.
The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Christine Ward
Practitioner Certifier
For: FINLAYSONS
On behalf of: KARYN MAY SOBELS

Customer Reference: 428021/2

ANNEXURE J

Form R3 – Buyers Information Notice

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.