Form 1 - Vendor's statement

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

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Preliminary

To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired.

If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

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

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

Instructions to the vendor for completing this statement:

☐ *means the Part, Division, particulars or item may not be applicable.*

If it is applicable, ensure the box is ticked and complete the Part, Division, particulars or item.

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

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

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

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

Part A - Parties and land

1 Purchaser:

Address:

Street 1
Street 2
Suburb State Postcode

2 Purchaser's registered agent: ☐

Address:

Street 1
Street 2
Suburb State Postcode

3 Vendor:

925 Escapees Pty Ltd ACN 622 568 263

Address:

Street 1 2 Robran Court
Street 2
Suburb Newton State SA Postcode 5074

4 Vendor's registered agent:

Klemich Real Estate Pty Ltd ACN 101 825 147 T/A Klemich Real Estate RLA 174424 ☑

Address:

Street 1 1/245 Fullarton Road
Street 2
Suburb Eastwood State SA Postcode 5063

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

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

Lot 2 Primary Community Strata Plan 27186 Hundred of Adelaide

Street 1 Unit 6, 1 Denmead Avenue
Street 2
Suburb Campbelltown State SA Postcode 5074
being the *whole / ~~portion~~ of the land comprised in Certificate of Title
Volume 6092 Folio 633

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:

2 Robran Court Newton SA 5074

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

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

georgie@klemich.com.au

(being a number or address provided to you by the vendor for the purpose of service of the notice); or

(d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:

1/245 Fullarton Road Eastwood SA 5063

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

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

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

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

5 - Effect of service

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

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

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

Proceeding with the purchase

If you wish to proceed with the purchase -

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

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

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

Part C - Statement with respect to required particulars

(section 7(1))

To the purchaser:

*I/~~We~~, Keith Lai

of 2 Robran Court Newton SA 5074

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: 13 January 2025

Signed: Signed by: Keith Lai EE842BDF323C4CC...

Date:

Signed:

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

☑

(section 9)

To the purchaser:

I, BR Forms Pty Ltd

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

Exceptions: Nil

Date: 12 January 2025

Signed: DocuSigned by: Dennis Robazza BCDE85DB6C5C439...

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

Table of particulars

Column 1	Column 2	Column 3

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

1. General

1.1	Mortgage of land *[**Note -** Do not omit this item. This item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?***	✓
		Will this be discharged or satisfied prior to or at settlement?	YES
		Are there attachments?	YES
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	
		Certificate of Title Volume 6092 Folio 633	
		Number of mortgage (if registered):	
		13431591	
		Name of mortgagee:	
		Commonwealth Bank of Australia	

1.2 Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable? ✓

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

Are there attachments? YES

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

Property Interest Report - page 13 of 14

Description of land subject to easement:

Portion of the Land in the said Certificate of Title

Nature of easement:

Statutory Easement to SA Power Networks

Are you aware of any encroachment on the easement?

NO

If YES, give details:

If there is an encroachment, has approval for the encroachment been given?

If YES, give details:

1.3 Restrictive covenant

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

Is this item applicable? ✓

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

Are there attachments? YES

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

By-Laws of Community Corporation 27186 Inc.

Nature of restrictive covenant:

Refer By-Laws of Community Corporation 27186 Inc. attached

Name of person in whose favour restrictive covenant operates:

Community Corporation 27186 Inc.

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

YES

If NO, give details:

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

YES

1.4 Lease, agreement for lease, tenancy agreement or licence

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

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

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

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

Are there attachments?

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

Name of parties:

Period of lease, agreement for lease etc:

From to

Amount of rent or licence fee:

$ per (period)

Is the lease, agreement for lease etc in writing?

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

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

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

5. *Development Act 1993* (repealed)

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

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

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

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

Are there attachments?

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

Condition(s) of authorisation:

6. Repealed Act conditions

6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)

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

Is this item applicable?	
Will this be discharged or satisfied prior to or at settlement?	
Are there attachments?	

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

Nature of condition(s):

7. *Emergency Services Funding Act 1998*

7.1 section 16 - Notice to pay levy

Is this item applicable?	✓
Will this be discharged or satisfied prior to or at settlement?	YES
Are there attachments?	YES

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

Emergency Services Levy Certificate

Date of notice:

03/01/2025

Amount of levy payable:

$97.05(paid)

29. *Planning, Development and Infrastructure Act 2016*

29.1 Part 5 - Planning and Design Code

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

Is this item applicable? ✓

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

Are there attachments? YES

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

City of Campbelltown Search

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

Zones:
Urban Corridor (Business) (UC(Bu))

Subzones:
No

For Zoning Overlays
refer Plan SA Section 7 Extract Report
attached to the City of Campbelltown Search

Is there a State heritage place on the land or is the land situated in a State heritage area? NO

Is the land designated as a local heritage place? NO

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO

Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? YES

Note - For further information about the Planning and Design Code visit www.code.plan.sa.gov.au.

29.2 section 127 - Condition (that continues to apply) of a development authorisation

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

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

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

Are there attachments?

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

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

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

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

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

Are there attachments?

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

Date of notice:

Name of person giving notice of proposed work:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

29.4 section 140 - Notice requesting access

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

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

Are there attachments?

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

Date of notice:

Name of person requesting access:

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

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work

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

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

Are there attachments?

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

Date of order:

Terms of order:

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

Amount payable (if any):

29.6 section 142 - Notice to complete development

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

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

Are there attachments?

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

Date of notice:

Requirements of notice:

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

Amount payable (if any):

29.7 section 155 - Emergency order

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

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

Are there attachments?

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable (if any):

29.8 section 157 - Fire safety notice

~~***Is this item applicable?***~~ ☐

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

Are there attachments? ☐

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable (if any):

29.9 section 192 or 193 - Land management agreement

~~***Is this item applicable?***~~ ☐

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

Are there attachments? ☐

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

Date of agreement:

Names of parties:

Terms of agreement:

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

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

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

Are there attachments?

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

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

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

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

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

Are there attachments?

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

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable (if any):

29.12 Part 16 Division 1 - Proceedings

Is this item applicable? ☐

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

Are there attachments?

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

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

29.13 section 213 - Enforcement notice

Is this item applicable? ☐

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

Are there attachments?

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

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

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

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

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

Are there attachments?

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

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

1 Name of community corporation: Community Corporation 27186 Inc.

Address of community corporation: 1 Denmead Avenue Campbelltown SA 5074

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):

Refer particulars supplied pursuant to section 139 and enclosures attached

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

Refer particulars supplied pursuant to section 139 and enclosures attached

(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:

Refer particulars supplied pursuant to section 139 and enclosures attached

(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:

1,450/10,000

[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)*

YES

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

YES

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

YES

[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: ✓

Nil

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

Name: Stratarama

Address: 74 Brighton Road Glenelg East SA 5045

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.

Schedule-Division 3-Community lots and strata units ✓

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

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

Governance

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

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

Use of your property

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

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

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

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments—voting rights

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

Further information

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

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

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

You can also seek advice from a legal practitioner.

ANNEXURES

~~* There are no documents annexed hereto~~

* The following documents are annexed hereto -

Form R3 Buyers Information Notice

Form R7 Warning Notice

* Certificate of Title Volume 6092 Folio 633

* Community Corporation
  - particulars supplied pursuant to section 139 and enclosures
    - copy of Scheme Description No. 11727330
    - copy of By-Laws No. 13528314
    - copy of Community Plan 27186

* City of Campbelltown (including Plan SA Section 7 Extract Report)

* Property Interest Report

* SA Water, Emergency Services Levy and Land Tax Certificates

ACKNOWLEDGEMENT OF RECEIPT

* I / We, the abovenamed Purchaser(s), hereby acknowledge having received this day this Statement under section 7 under the *Land and Business (Sale and Conveyancing) Act* with the annexures as set out above.

Dated this _____ Day of _____ 20____

Signed: _____

_____

Purchaser(s)

*(*Strike out whichever is not applicable)*

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.

January 2014

Form R7

Warning Notice

Financial and Investment Advice

Land and Business (Sale and Conveyancing) Act 1994 section 24B
Land and Business (Sale and Conveyancing) Regulations 2010 regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "**I am legally required to give you this warning**"; or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.

REAL PROPERTY ACT, 1886
South Australia

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

REGISTRAR - GENERAL SOUTH AUSTRALIA

Certificate of Title - Volume 6092 Folio 633

Parent Title(s) CT 5406/490

Creating Dealing(s) ACT 11727328

Title Issued 28/03/2012 **Edition** 3 **Edition Issued** 23/12/2020

Estate Type

FEE SIMPLE

Registered Proprietor

925 ESCAPEES PTY. LTD. (ACN: 622 568 263)
OF 12 ATLANIC AVENUE ROSTREVOR SA 5073

Description of Land

LOT 6 PRIMARY COMMUNITY STRATA PLAN 27186
IN THE AREA NAMED CAMPBELLTOWN
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13431591	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
07/03/2012	11727330	SCHEME DESCRIPTION	FILED
19/05/2021	13528314	BY-LAWS	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

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

STATEMENT PURSUANT TO SECTION 139 OF THE COMMUNITY TITLES ACT 1996

Date of Statement: **7 January 2025**

Community Lot in respect of which the Statement is issued: Lot **6** in **Community Plan** No**. 27186 at Campbelltown, 1 Denmead Avenue, CAMPBELLTOWN SA 5074**

Person requesting certificate: **Name:** **Dennis Robazza**
Address: **Rail & Robazza 196 Hutt Street ADELAIDE SA 5000**

The Community corporation certifies the following with respect to the Lot being the subject of this Statement:

Administrative fund – contributions payable by regular periodic instalments or lump sum

Number of instalments payable per year (if contributions payable by instalments) 4
Amount of each instalment, period to which instalment relates and date due

Amount	Dates due
$326.25	01 May 2024 – 31 Jul 2024 (PAID)
$326.25	01 Aug 2024 – 31 Oct 2024 (PAID)
$326.25	01 Nov 2024 – 31 Jan 2025 (PAID)
$326.25	**01 Feb 2025 – 30 Apr 2025 (Not Yet Due)**

Amount owing	$0.00
Interest due on unpaid levies	$0.00
Amount in credit for prepaid levies	$0.00

Sinking fund – contributions payable by regular periodic instalments or lump sum (section 76(1))

Total amount last determined with respect to the lot
Number of instalments payable per year (if contributions payable by instalments) 4
Amount of each instalment, period to which instalment relates and date due

Amount	Dates due
$101.50	01 May 2024 – 31 Jul 2024 (PAID)
$101.50	01 Aug 2024 – 31 Oct 2024 (PAID)
$101.50	01 Nov 2024 – 31 Jan 2025 (PAID)
$101.50	**01 Feb 2025 – 30 Apr 2025 (Not Yet Due)**

Amount owing	$0.00
Interest due on unpaid levies	$0.00
Amount in credit for prepaid levies	$0.00

Contribution Recovery: As per the Act 'The Corporation may recover an unpaid contribution such as debt from the unit holder of the unit in respect of which the contribution is payable (If Outstanding levies are unpaid/not adjusted at the time of settlement then it would be the New Owners to clear the dues).

Special contributions

None

Particulars of Assets and Liabilities of the Corporation

Please refer to the copy of the Balance Sheet attached, at the date of this Statement.

Particulars of any Expenditure

(a) Incurred by the Corporation
As per the Minutes provided: Further, we were appointed as Managers in 2018, as such we take no responsibility for the accuracy of any information provided prior to our management.

(b) Resolved to be incurred to which the unit holder must, or is likely to be required to, contribute
As per the Minutes provided: Further, we were appointed as Managers in 2018, as such we take no responsibility for the accuracy of any information provided prior to our management.

Please Note: This property is part of a Strata/Community plan, additional approval for pets may be required. This process involves seeking consent from the corporation, which may include a notice period and additional fees. Approval is not guaranteed and is subject to the rules and regulations of the Strata/Community plan.
Documents Supplied:

- Minutes of general meetings of the corporation and meetings of the management committee for the last two years
- Statement of Accounts of the corporation last prepared by the corporation
- The By-laws for the time being in force
- The current policies of insurance taken out by the corporation

Insurance policies

Particulars of all insurance policies taken out by the Community corporation.

Policy No. HU000605980 4 CHU Underwriting Agencies Pty Ltd

Type: Building Cover Broker: Surewise Insurance Brokers

Premium: $3,030.00 Paid on: 01/02/2024 Policy start date: 21/01/2024 Next due: 21/01/2025

Cover	*Sum insured*	*Excess*	*Notes*
Buidling	$1,350,000.00	$1,000.00	
Common Area Contents	$13,500.00	$1,000.00	
Loss Of Rent & Temporary Accommodation	$202,500.00	$1,000.00	
Liability To Others	$20,000,000.00	$1,000.00	
Voluntary Workers	$200,000/$2,000	$1,000.00	
Fidelity Guarantee	$100,000.00	$1,000.00	
Office Bearers Liability	$500,000.00	$1,000.00	
Government Audit Costs	$25,000.00	$1,000.00	
Appeal Expenses	$100,000.00	$1,000.00	
Legal Defence Expenses	$50,000.00	$1,000.00	
Lot Owners Fixtures & Improvements	$250,000.00	$1,000.00	
Flood	Included	$1,000.00	

NOTE:
The information provided is accurate as at the date of this Statement and is not intended to be relied upon by any party other than the person who requested this Statement under Section 139 of the Act.
We advise you to contact the Office prior to settlement to get any updates. Upon settlement, the Purchaser should contact the office ASAP to ensure that their contact information is updated in our system, and levies can be paid without reminder and arrears fees being applied.

An inspection of the accounting records, minute books of the corporation and any other prescribed documentary material may be arranged by application to the Agent:
office@stratarama.com.au or (08) 8276 0426.

***Stratarama takes no reasonability for the accuracy of any documents provided, which have been sourced from archived records prior to our management.**

This Statement was prepared on behalf of Community Corporation 27186 Inc by

N Hassell

Niki Hassell

74 Brighton Road, GLENELG EAST SA 5045

STRATARAMA PTY LTD
office@stratarama.com.au
www.stratarama.com.au
(08) 8276 0426
ABN: 98 638 679 633

Balance Sheet
As at 07/01/2025

Community Corporation 27186 Inc — Campbelltown, 1 Denmead Avenue, CAMPBELLTOWN SA 5074

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	1,003.76
Owners Equity--Admin	1,615.02
	2,618.78
Sinking Fund	
Operating Surplus/Deficit-- Sinking Fund	2,802.13
Owners Equity-- Sinking Fund	6,311.51
	9,113.64
Net owners' funds	**$11,732.42**
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	2,618.73
Receivable--Levies--Admin	326.30
	2,945.03
Sinking Fund	
Cash at Bank- Sinking Fund	9,113.62
Receivable--Levies-- Sinking Fund	101.52
	9,215.14
Unallocated Money	
	0.00
Total assets	12,160.17
Less liabilities	
Administrative Fund	
Prepaid Levies--Admin	326.25
	326.25
Sinking Fund	
Prepaid Levies-- Sinking Fund	101.50
	101.50
Unallocated Money	
	0.00
Total liabilities	427.75
Net assets	**$11,732.42**

Level 13, 431 King William Street
Adelaide SA 5000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	**HU**0006059804
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	21/01/2024 to 21/01/2025 at 4:00pm
The Insured	COMMUNITY CORPORATION NO. 27186 INC.
Situation	1 DENMEAD AVENUE CAMPBELLTOWN SA 5074

Policies Selected

Policy 1 – Insured Property
Building: $1,350,000
Common Area Contents: $13,500
Loss of Rent & Temporary Accommodation (total payable): $202,500

Policy 2 – Liability to Others
Sum Insured: $20,000,000

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

Policy 4 – Fidelity Guarantee
Sum Insured: $100,000

Policy 5 – Office Bearers' Legal Liability
Sum Insured: $500,000

Policy 6 – Machinery Breakdown
Not Selected

Policy 7 – Catastrophe Insurance
Not Selected

Policy 8 – Government Audit Costs and Legal Expenses
Government Audit Costs: $25,000
Appeal expenses – common property health & safety breaches: $100,000
Legal Defence Expenses: $50,000

Policy 9 – Lot owners' fixtures and improvements (per lot)

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

Sum Insured: $250,000

Flood Cover is included.

Date Printed 16/08/2024

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

STRATARAMA PTY LTD
office@stratarama.com.au
www.stratarama.com.au
(08) 8276 0426
ABN: 98 638 679 633

Income & Expenditure Statement for the financial year to 31/01/2024

Community Corporation 27186 Inc

Campbelltown, 1 Denmead Avenue,
CAMPBELLTOWN SA 5074

Administrative Fund

	Current period 01/02/2023-31/01/2024
Revenue	
Interest on Arrears--Admin	14.62
Levies Due--Admin	7,762.47
Total revenue	7,777.09
Less expenses	
Admin--Agent Communication & info	456.00
Admin--ATO Public Officer--Taxation Services	132.00
Admin--Auditors--Audit Services	150.00
Admin--Bank Charges--Account Fees	13.85
Admin--Contractor Compliance Check	90.00
Admin--Management Fees--Standard	1,155.00
Admin--Meeting Fee-Daytime	198.00
Maint Bldg--Gutters & Downpipes	660.00
Maint Grounds--Lawns & Gardening	1,001.00
Utility--Electricity	391.26
Total expenses	4,247.11
Surplus/Deficit	3,529.98
Opening balance	(1,914.96)
Closing balance	$1,615.02

Sinking Fund

	Current period 01/02/2023-31/01/2024
Revenue	
Interest on Arrears-- Sinking Fund	5.21
Levies Due-- Sinking Fund	2,800.00
Total revenue	2,805.21
Less expenses	
Total expenses	0.00
Surplus/Deficit	2,805.21
Opening balance	3,506.30
Closing balance	$6,311.51

STRATARAMA PTY LTD
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www.stratarama.com.au
(08) 8276 0426
ABN: 98 638 679 633

Income & Expenditure Statement for the financial year to 07/01/2025

Community Corporation 27186 Inc

Campbelltown, 1 Denmead Avenue,
CAMPBELLTOWN SA 5074

Administrative Fund

	Current period 01/02/2024-07/01/2025
Revenue	
Interest on Arrears--Admin	6.83
Levies Due--Admin	8,712.48
Reimbursed Funds	3,030.00
Total revenue	11,749.31
Less expenses	
Admin--Agent Communication & info	418.00
Admin--ATO Public Officer--Taxation Services	132.00
Admin--Auditors--Audit Services	150.00
Admin--Bank Charges--Account Fees	1.00
Admin--Contractor Compliance Check	90.00
Admin--Income Tax Returns--Admin	88.00
Admin--Management Fees--Standard	1,058.75
Admin--Meeting Fee-Daytime	99.00
Insurance--Premiums	6,060.00
Maint Bldg--Plumbing & Drainage	435.00
Maint Grounds--Gutter Cleaning	660.00
Maint Grounds--Lawns & Gardening	1,270.50
Utility--Electricity	283.30
Total expenses	10,745.55
Surplus/Deficit	1,003.76
Opening balance	1,615.02
Closing balance	$2,618.78

Sinking Fund

	Current period 01/02/2024-07/01/2025
Revenue	
Interest on Arrears-- Sinking Fund	2.13
Levies Due-- Sinking Fund	2,800.00
Total revenue	2,802.13
Less expenses	
Total expenses	0.00
Surplus/Deficit	2,802.13
Opening balance	6,311.51
Closing balance	$9,113.64

MINUTES OF THE ANNUAL GENERAL MEETING

COMMUNITY CORPORATION 27186 Inc

CORPORATION ADDRESS: 1 Denmead Avenue, CAMPBELLTOWN SA 5074

DATE: **Thursday 13th of April 2023**

TIME: **1.00 PM**

VENUE: **Held Via Zoom**

PRESENT:

925 Escapees Pty Ltd atf K & L Lai Family Trust LOT 3,5,6 & 7 – Represented by Mr Keith Lai (Arrived 1.20 pm)

IN ATTENDANCE: Mr Lionel Colaco representing Stratarama Pty Ltd.

PROCEEDINGS

QUORUM: The Manager declared that a quorum was in attendance at this meeting, by way of attendance and/or proxy. 4 of 7 units were represented.

Declaration of Interest: All Members (or Nominee) must declare any interest that they may have in relation to any matters being discussed or determined at this meeting. These pecuniary interests may be either direct or indirect in nature.

Minutes' documentation: Several sections of the Minutes are repeated and recorded at each meeting. As such those matters may not be discussed to the same extent each year. These appear in full for the benefit of new group Members, so that they may have a strong understanding of the group's decisions.

1. **Chair:**
   In accordance with current legislation, the representative from Stratarama may only chair the meeting if a majority of Members present or represented by proxy are in favour. Stratarama have no rights to vote at this meeting, except where exercising a proxy vote in accordance with the wishes of a Member, as their proxy. The Manager advised Members as to the proxies recorded for the meeting and advised that these are available for inspection. It was agreed that the Manager would act as the Secretary for this meeting, chair and record the minutes. Motion Passed.

   MOTION CARRIED

2. **Acceptance of Previous Minutes:**
   Minutes of the last meeting held by the group were resolved as a true and correct record of the meeting

   MOTION CARRIED

   - Any outstanding matters arising from previous Minutes are discussed under the appropriate Agenda headings for this meeting.
   - Correspondence is available to be accessed by Members via the online unit Owners portal. Each Member has the right to inspect records held by the Corporation and may do so by contacting management to arrange a suitable time during business hours.

3. **Acceptance of Financial reports/ Statements:**
The statement of accounts for the previous financial period ending 31/01/2023 were circulated to Members for review prior to the meeting. These financial statements were accepted by Members.

- Audit N.B: An audit of trust accounts held by Stratarama is undertaken annually by an accredited Auditor as required. A copy of the report will be made available annually on the online Owners portal and can be sent to you direct by request to Stratarama.

MOTION CARRIED

4. **Appointment of Manager/ Management:**
It was resolved that:
- Stratarama Pty Ltd and/or their Nominee be appointed to assist the Corporation with management services. These services are those delegated as per the **Community Titles Act 1996.**
- Stratarama be remunerated by a primary annual management fee of $1,115 inclusive of gst.
- Stratarama be remunerated for other service fees as outlined in the management agreement. The Presiding Officer is authorised to sign this agreement.
- The appointment be made for a period of 12 months from the date of this meeting and that upon expiry, management will continue on a month by month basis until the next meeting or the delegation of powers is revoked.
- Anthony Johnson be appointed as Public Officer to act on behalf of the group in all taxation related matters.
- The services provided by Stratarama Pty Ltd are in accordance with the **Community Titles Act 1996 – section 78A (3)** and per the details outlined in the explanatory pamphlet (available from stratarama.com.au and by direct request of the Member)

MOTION CARRIED

5. **Election of Office Bearers & Committee:**
It was resolved that the following appointments be made for the coming period:
- Presiding Officer: Keith Lai Lot 3,5.6 & 7
- Treasurer: Keith Lai Lot 3,5.6 & 7
- Secretary: Keith Lai Lot 3,5.6 & 7

It was further confirmed that a Committee be appointed consisting of:

- All Office Bearers listed above
- Committee Member: All Owners

*Office Bearers do not have the power to vary the common property, grant exclusive rights, authorise any capital works or approve any installations or additions. Office Bearers do not have the power to resolve any matter for which a Special or Unanimous resolution is required. Office Bearers are authorised to oversee routine maintenance of the Corporation and oversee the adherence of Articles.

*The Committee may be empowered by the Corporation to make further decisions at properly convened Committee meetings. Committee meetings must be held in accordance with the **Community Titles Act 1996**. An Agenda needs to be forwarded to all Committee Members and proper meeting minutes detailing the decisions made must be kept (copies to be held in the Corporation records).

MOTION CARRIED

6. **Insurance; review of Policies and Sums Insured:**
Stratarama advised the Corporation that **Section 103 (1) of the Community Titles Act 1996** requires the Corporation Owners to insure **the common property** for full replacement value or reinstatement value.
In accordance with Section 103 (1)(b) a Community Strata scheme generally includes the buildings as common property and in these instances (where shown in the Act, plan or scheme description/ by-laws) the group will ensure the buildings collectively.
In Community schemes however the buildings with-in a Lot are not common property and must be insured individually by the Lot Owner. In accordance with Section 103 (1)(b) a Community Owner also has a responsibility to insure any part of their property including a party wall (building or structure) providing support or shelter to another building or structure on another Lot or common property.

Insurance Policy Breakdown:

Building cover:	$929,250.00	
Public/ Legal Liability:	$20,000,000	
Office Bearers Cover:	$0	
Fidelity Guarantee Cover:	$100,000	
Flood inclusion Cover:	Refer Policy details	
Excess:	$1,000 on all claims	
Last Valuation report:	None on file	Dated: - None of File.
Current Insurer:	CHU Strata Insurance	
Renewal date: 21/01/2024		

Excess payments: Members have previously resolved that; insurance excesses will be payable by the Corporation for common property claims.
Claims: Stratarama advises that to ensure claims and insurance renewals are processed correctly, Members must report all possible claims as soon as possible.
Standing direction: To ensure compliance of current legislation, the Corporation agree to grant a standing direction to Stratarama Pty Ltd to renew the Corporation insurance (including obtaining quotes and changing Insurers) per direction of the Members at a meeting of the Corporation, or as instructed by the Office Bearers where empowered to do so. It is noted that Stratarama Pty Ltd may receive a commission for placing your insurance of upto 20%. Any commissions payable to Stratarama are disclosed in our management agreement. *Where the Owners insure direct through one of the unit owners Stratarama receive no commission as is the case with this Corporation.*

Insurance renewal: Members advised the Manager to obtain 2 x quotes prior to renewal, further submit a quote's to the owners for their perusal to from an informed decision. Leading to the quotes Members agreed to retain the current level of cover; Furthermore, members agreed to raise a special levy to cover the cost of the insurance premium.

MOTION CARRIED

Insurance Valuation: Members resolved not to have an insurance valuation.

MOTION CARRIED

PDS & FSG: Copies of all product disclosure and Financial service guides for your Insurer can be can be easily located by visiting: https://www.stratarama.com.au/general-information-and-pds/

Contents & Landlord Protection covers: Stratarama advise the group that the Building policy contains neither contents nor landlord protection. The legal/ Public liability covers applied to the building also do not extend to the inside of a Lot/ unit. It is advisable for the Members to individually source these covers even during periods where the unit may be unoccupied. Tenant and Owner contents include such items as carpet, light fittings and curtains. Some options for these covers can be found via the Stratarama website: https://www.stratarama.com.au/landlord-and-contents-insurance/

7. **General Business / Maintenance:**

Gutter Cleaning: It was resolved by Owners present to have the corporation gutters jointly cleaned.

MOTION CARRIED

Authorised vs Non-approved Repairers: The Corporation utilise the services of Tradesmonitor (Ebix) to check, report and monitor the insurances, ABN, licenses and registrations of Contractors used on this site. This has been set to reduce the Corporations potential liability in this area. If the Corporation wishes to use a Contractor that is not Tradesmonitor approved, Stratarama can be instructed by the Office Bearers in writing to do so. It is noted that the Owner may be personally liable for any loss, damage, defective work or public liability claim made, involving any unapproved Contractor.

8. **Administrative Fund Budget:**
The budget for the coming period was presented by the Manager. It was further resolved by ordinary resolution that the proposed **budget contribution be set at $7,850.00 annually.**

Contributions will be raised quarterly according to unit entitlement, as per the budget schedule.
If the costs met by the Corporation in this period is less than the projected budget, the surplus funds will be carried over for future maintenance costs.

MOTION CARRIED

9. **Sinking Fund Budget:**
The Manager advised that under existing legislation, any Corporation consisting of 7 units or more must undertake a sinking fund analysis for non-recurrent expenses which may be incurred. This analysis should forecast the upcoming 3 years for groups of 7+ units and 5 years for groups of 20 or more.
The budget for the coming period was presented by the Manager. It was resolved that the proposed budget be accepted with ***contributions being set annually at $2,800.00***
Contributions will be raised quarterly according to unit entitlement, as per the budget schedule.
The Manager advised Members that a Sinking fund projection for 10 years can be obtained from a Quantity Surveyor where requested by the Corporation. There is no requirement on Members to obtain a Quantity Survey Sinking forecast, nor for Members to act upon any budget presented. Stratarama takes no responsibility for any forecast provided by Stratarama direct or decisions made by the group when setting a sinking fund contribution.

MOTION CARRIED

Levies Due: Levies will fall due on the following dates- 1st of May 22, 1st of August 2022, 1st of May, 1st of November 2022 and 1st of February 2023.

Special Levy Authority/ shortfall of funds: Where the Corporation has insufficient funds to meet its recurrent expenditure, the Manager is authorised to raise a special levy necessary to raise sufficient funds to cover the shortfall and ensure the Corporation is able to continue to meet its financial obligations. The Manager would raise such levy after consultation with the groups Presiding Officer, in accordance with the entitlement values of each unit for payment by those registered as proprietors of each unit.

10. **Levy Arrears/ recovery of overdue contributions:**
In accordance with the governing legislation, the Corporation will apply interest to arrears at the amount of 15% per annum calculated daily. This interest will be applied where the payment of a contribution/ levy or levy/contribution instalment is not received with-in 30 days of the due date. The Presiding Officer and/or Committee is authorised to waive penalty interest charges in circumstances of extreme adversity at their discretion only.
Stratarama is authorised (with no further authority required) to take action to recover all associated costs relating to debt recovery from any Owner in arrears, including but not limited to legal fees, administrative costs, service fees, court fees, debt collection costs and commissions payable to third party debt collection providers and any other costs incurred.
Overdue notices are charge to the Owner as follows: a) Stage 1 Debt recovery reminder $11.00 inc gst b) Stage 2 Debt recovery reminder $22.00 inc gst c) Stage 3 Debt recovery reminder $33.00 inc gst

MOTION CARRIED

11. **Policies:**
    Correspondence Delivery: Where possible it is recommended that Members supply an email address and that this is utilised for correspondence delivery so as to receive all notifications and information from Management and the Committee as soon as possible. Members are responsible for notifying management of any changes to their contact details (including Property management and Tenant details) ASAP to prevent delivery failure of notices, levies and other information which may result in additional fees and costs to the individual. These costs are recoverable per the above levy arrears policy.
    Owner contact register: The Corporation is required to maintain a register of unit Owner contact information in accordance with the current legislation. This information is accessible by Members, and personal contact information may be provided to Contractors attending site.
    Approvals, additions and alterations: Any approval sought by a unit Owner outside of the Annual General meeting may require a special meeting to be held to resolve the request. Any request sought which is for the exclusive benefit of one Owner, associated meeting costs would be the responsibility of that Owner. All proposed approvals and alterations must be placed on the Agenda of the upcoming meeting so that they can be considered by the Members per the legislative requirements.

12. **Approvals sought:**
    All approvals proposed are to be voted on in accordance with current legislative requirements. These applications must be recorded on the Agenda for the meeting.

13. **Any Other Business:**
    Members discussed the following matters

    General Notes:
    After-hours emergency maintenance: Stratarama will have available to Members an afterhours contractor available to handle all queries outside of business hours that are of an emergency nature. Simply contact the Stratarama office in event of an emergency to be directed to the contractors' contact details.

14. **Next Scheduled Meeting:**
    The next AGM for your Corporation is scheduled to be held at 1.00 pm on Thursday the 11th of April 2024. The meeting is will be held via ZOOM.

15. **Meeting Closure:**
    There being no further business, attendees were thanked for their presence and the meeting was declared closed at 1.30 pm.

MINUTES OF THE ANNUAL GENERAL MEETING

COMMUNITY CORPORATION 27186 Inc

CORPORATION ADDRESS: 1 Denmead Avenue, CAMPBELLTOWN SA 5074

DATE: **Wednesday 10th of April 2024**

TIME: **1.00 PM**

VENUE: **Held Via Zoom**

PRESENT:

925 Escapees Pty Ltd atf K & L Lai Family Trust LOT 3,5,6 & 7 – Represented by Mr Keith Lai

IN ATTENDANCE: Ms Niki Hassell representing Stratarama Pty Ltd.

PROCEEDINGS

QUORUM: The Manager declared that a quorum was in attendance at this meeting, by way of attendance and/or proxy 4 of 7 units were represented.

Declaration of Interest: All Members (or Nominee) must declare any interest that they may have in relation to any matters being discussed or determined at this meeting. These pecuniary interests may be either direct or indirect in nature.

Minutes' documentation: Several sections of the Minutes are repeated and recorded at each meeting. As such those matters may not be discussed to the same extent each year. These appear in full for the benefit of new group Members, so that they may have a strong understanding of the group's decisions.

1. **Chair:**
   In accordance with current legislation, the representative from Stratarama may only chair the meeting if a majority of Members present or represented by proxy are in favour. Stratarama have no rights to vote at this meeting, except where exercising a proxy vote in accordance with the wishes of a Member, as their proxy. The Manager advised Members as to the proxies recorded for the meeting and advised that these are available for inspection. It was agreed that the Manager would act as the Secretary for this meeting, chair and record the minutes. Motion Passed.

   MOTION CARRIED

2. **Acceptance of Previous Minutes:**
   Minutes of the last meeting held by the group were resolved as a true and correct record of the meeting.

   MOTION CARRIED
   - Any outstanding matters arising from previous Minutes are discussed under the appropriate Agenda headings for this meeting.
   - Correspondence is available to be accessed by Members via the online unit Owners portal. Each Member has the right to inspect records held by the Corporation and may do so by contacting management to arrange a suitable time during business hours.

3. **Acceptance of Financial reports/ Statements:**
   The statement of accounts for the previous financial period ending 31/01/2024 were circulated to Members for review prior to the meeting. These financial statements were accepted by Members.

   - Audit N.B: An audit of trust accounts held by Stratarama is undertaken annually by an accredited Auditor as required. A copy of the report will be made available annually on the online Owners portal and can be sent to you direct by request to Stratarama.

   MOTION CARRIED

4. **Appointment of Manager/ Management:**
   It was resolved that:
   - Stratarama Pty Ltd and/or their Nominee be appointed to assist the Corporation with management services. These services are those delegated as per the **Community Titles Act 1996.**
   - Stratarama be remunerated by a primary annual management fee of $786 inclusive of gst.
   - Stratarama be remunerated for other service fees as outlined in the management agreement. The Presiding Officer is authorised to sign this agreement.

- The appointment be made for a period of 12 months from the date of this meeting and that upon expiry, management will continue on a month by month basis until the next meeting or the delegation of powers is revoked.
- Anthony Johnson be appointed as Public Officer to act on behalf of the group in all taxation related matters.
- The services provided by Statarama Pty Ltd are in accordance with the **Community Titles Act 1996 – section 78A (3)** and per the details outlined in the explanatory pamphlet (available from stratarama.com.au and by direct request of the Member)

MOTION CARRIED

5. **Election of Office Bearers & Committee:**
It was resolved that the following appointments be made for the coming period:
- Presiding Officer: Mr Keith Lai (Lot 3,5,6 & 7)
- Treasurer: Mr Keith Lai (Lot 3,5,6 & 7)
- Secretary: Mr Keith Lai (Lot 3,5,6 & 7)

It was further confirmed that a Committee be appointed consisting of:

- All Office Bearers listed above.
- Committee Member: All Owners

*Office Bearers do not have the power to vary the common property, grant exclusive rights, authorise any capital works or approve any installations or additions. Office Bearers do not have the power to resolve any matter for which a Special or Unanimous resolution is required. Office Bearers are authorised to oversee routine maintenance of the Corporation and oversee the adherence of Articles.

*The Committee may be empowered by the Corporation to make further decisions at properly convened Committee meetings. Committee meetings must be held in accordance with the **Community Titles Act 1996**. An Agenda needs to be forwarded to all Committee Members and proper meeting minutes detailing the decisions made must be kept (copies to be held in the Corporation records).

MOTION CARRIED

6. **Insurance; review of Policies and Sums Insured:**
Stratarama advised the Corporation that **Section 103 (1) of the Community Titles Act 1996** requires the Corporation Owners to insure **the common property** for full replacement value or reinstatement value. In accordance with Section 103 (1)(b) a Community Strata scheme generally includes the buildings as common property and, in these instances, (where shown in the Act, plan or scheme description/ by-laws) the group will insure the buildings collectively.

In Community schemes however the buildings with-in a Lot are not common property and must be insured individually by the Lot Owner. In accordance with Section 103 (1)(b) a Community Owner also has a responsibility to insure any part of their property including a party wall (building or structure) providing support or shelter to another building or structure on another Lot or common property.

Insurance Policy Breakdown:

Building cover:	$1,716,750	
Public/ Legal Liability:	$20,000,000	
Office Bearers Cover:	$250,000	
Fidelity Guarantee Cover:	$100,000	
Flood inclusion Cover:	Refer Policy details	
Excess:	$1,000 on building	
Last Valuation report:	None on file	Dated: - None of File.
Current Insurer:	CHU Strata Insurance	Broker: SureWise

Renewal date: 21/01/2025

Excess payments: Members have previously resolved that; insurance excesses will be payable by the Corporation for common property claims.
Claims: Stratarama advises that to ensure claims and insurance renewals are processed correctly, Members must report all possible claims as soon as possible.
Standing direction: To ensure compliance of current legislation, the Corporation agree to grant a standing direction to Stratarama Pty Ltd to renew the Corporation insurance (including obtaining quotes and changing Insurers) per direction of the Members at a meeting of the Corporation, or as instructed by the Office Bearers where empowered to do so. It is noted that Stratarama Pty Ltd may receive a commission for placing your insurance of upto 20%. Any commissions payable to Stratarama are disclosed in our

management agreement. *Where the Owners insure direct through one of the unit owners Stratarama receive no commission as is the case with this Corporation.*

Insurance renewal: Members advised the Manager to retain the current insurance level of cover; Furthermore, members agreed to raise a special levy to cover the cost of the insurance premium.

MOTION CARRIED

Insurance Valuation: Members resolved not to have an insurance valuation.

MOTION CARRIED

PDS & FSG: Copies of all product disclosure and Financial service guides for your Insurer can be can be easily located by visiting: https://www.stratarama.com.au/general-information-and-pds/

Contents & Landlord Protection covers: Stratarama advise the group that the Building policy contains neither contents nor landlord protection. The legal/ Public liability covers applied to the building also do not extend to the inside of a Lot/ unit. It is advisable for the Members to individually source these covers even during periods where the unit may be unoccupied. Tenant and Owner contents include such items as carpet, light fittings and curtains. Some options for these covers can be found via the Stratarama website: https://www.stratarama.com.au/landlord-and-contents-insurance/

7. **General Business / Maintenance:**

Gutter Cleaning: It was resolved by the Owners present to continue with the process of jointly cleaning the Corporation gutters.

MOTION CARRIED

Authorised vs Non-approved Repairers: The Corporation utilise the services of SMATA to check, report and monitor the insurances, ABN, licenses and registrations of Contractors used on this site. This has been set to reduce the Corporations potential liability in this area. If the Corporation wishes to use a Contractor that is not SMATA approved, Stratarama can be instructed by the Office Bearers in writing to do so. It is noted that the Owner may be personally liable for any loss, damage, defective work or public liability claim made, involving any unapproved Contractor.

8. **Administrative Fund Budget:**
The budget for the coming period was presented by the Manager. It was further resolved by ordinary resolution that the proposed **budget contribution be set at $9,000.00 annually.**

Contributions will be raised quarterly according to unit entitlement, as per the budget schedule.
If the costs met by the Corporation in this period is less than the projected budget, the surplus funds will be carried over for future maintenance costs.

MOTION CARRIED

9. **Sinking Fund Budget:**
The Manager advised that under existing legislation, any Corporation consisting of 7 units or more must undertake a sinking fund analysis for non-recurrent expenses which may be incurred. This analysis should forecast the upcoming 3 years for groups of 7+ units and 5 years for groups of 20 or more.
The budget for the coming period was presented by the Manager. It was resolved that the proposed budget be retained with ***contributions being set annually at $2,800.00***

Contributions will be raised quarterly according to unit entitlement, as per the budget schedule.
The Manager advised Members that a Sinking fund projection for 10 years can be obtained from a Quantity Surveyor where requested by the Corporation. There is no requirement on Members to obtain a Quantity Survey Sinking forecast, nor for Members to act upon any budget presented. Stratarama takes no responsibility for any forecast provided by Stratarama direct or decisions made by the group when setting a sinking fund contribution.

MOTION CARRIED

Levies Due: Levies will fall due on the following dates- 1st of May 24, 1st of August 2024, 1st November 2024 and 1st of February 2025.

Special Levy Authority/ shortfall of funds: Where the Corporation has insufficient funds to meet its recurrent expenditure, the Manager is authorised to raise a special levy necessary to raise sufficient funds to cover the shortfall and ensure the Corporation is able to continue to meet its financial obligations. The Manager would raise such levy after consultation with the groups Presiding Officer, in accordance with the entitlement values of each unit for payment by those registered as proprietors of each unit.

10. **Levy Arrears/ recovery of overdue contributions:**
In accordance with the governing legislation, the Corporation will apply interest to arrears at the amount of 15% per annum calculated daily. This interest will be applied where the payment of a contribution/ levy or levy/contribution instalment is not received with-in 30 days of the due date. The Presiding Officer and/or Committee is authorised to waive penalty interest charges in circumstances of extreme adversity at their discretion only.
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MOTION UNANIMOUSLY CARRIED

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Correspondence Delivery: Where possible it is recommended that Members supply an email address and that this is utilised for correspondence delivery so as to receive all notifications and information from Management and the Committee as soon as possible. Members are responsible for notifying management of any changes to their contact details (including Property management and Tenant details) ASAP to prevent delivery failure of notices, levies and other information which may result in additional fees and costs to the individual. These costs are recoverable per the above levy arrears policy.
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12. **Approvals sought:**
All approvals proposed are to be voted on in accordance with current legislative requirements. These applications must be recorded on the Agenda for the meeting.

13. **Any Other Business:**
No other business raised.

General Notes:
After-hours emergency maintenance: Stratarama will have available to Members an afterhours contractor available to handle all queries outside of business hours that are of an emergency nature. Simply contact the Stratarama office in event of an emergency to be directed to the contractors' contact details.

14. **Next Scheduled Meeting:**
The next AGM for your Corporation is scheduled to be held at 1.00 pm on Wednesday the 9th of April 2025. The meeting will be held via ZOOM.

15. **Meeting Closure:**
There being no further business, attendees were thanked for their presence and the meeting was declared closed at 1:25 pm.

Orig. LF 11727330

12:37 7-Mar-2012
3 of 3 Fees: $0.00

Prefix
LF
Series No.
3

LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR OFFICE & STAMP DUTY PURPOSES ONLY

BELOW THIS LINE FOR AGENT USE ONLY

AGENT CODE

Lodged by:

NORTH EAST CONVEYANCERS
PO BOX 4120
Correction to: NORWOOD SOUTH SA 5067
23572

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

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

14:03 09/03/2012 02-011282
REGISTRATION FEE $125.00
TRANSACTION FEE $15.00

/

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

ITEM	AGENT CODE

PICK-UP NO.	
CP	

CORRECTION	PASSED
FILED 19.3.2012	PRO REGISTRAR-GENERAL

R-G 250505

TERMS OF INSTRUMENT NOT CHECKED BY
THE LANDS TITLE OFFICE

SCHEME DESCRIPTION

COMMUNITY PLAN No. 27186

1 Denmead Avenue CAMPBELLTOWN

TERMS OF INSTRUMENT NOT CHECKED BY
THE LANDS TITLE OFFICE

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6. DEVELOPER'S OBLIGATIONS TO IMPROVE OR DEVELOP THE COMMON PROPERTY 4
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8. ESTIMATED DATE FOR THE COMPLETION OF THE SCHEME 4
9. CONDITIONS OF APPROVAL 4
ENDORSEMENT BY RELEVANT AUTHORITY PURSUANT TO REGULATION 45a OF THE DEVELOPMENT REGULATIONS 1993 4
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1. DESCRIPTION OF LAND TO BE DEVELOPED UNDER THE SCHEME

The whole of the land comprised in Certificate of Title Volume 5406 Folio 490 being property located at 1 Denmead Avenue Campbelltown.

2. NATURE OF PROPOSED DEVELOPMENT

(1) The primary strata plan of community division will divide the land described above and the existing buildings erected on that land into seven (7) primary lots with subsidiaries as set out in the plan and common property. (See plans attached).

(2) The buildings are for residential use only.

3. ENVIRONMENTAL ASPECTS OF THE DEVELOPMENT

The existing buildings are constructed of cream brick with tiled roofs and are in good condition.

The Lots other than Lot 7 have a yard or yards, and all Lots have a carport or garage as unit subsidiaries.

4. PURPOSE FOR WHICH THE LOTS AND COMMON PROPERTY MAY BE USED

(1) Buildings erected on the Lots are used for residential purposes.

(2) The Common Property includes the open drive way and footpath. The Common Property within the scheme for use by the owners and tenants of Lots, their invitees and service people for access to the Lots. The Common Property areas may also be used for service infrastructure as required by the Community Corporation from time to time.

(3) The Common Property is to be used by the proprietors and occupiers of the community lots and persons authorised by them from time to time in accordance with the By-laws of the Community Scheme.

5. STANDARD OF BUILDINGS AND OTHER IMPROVEMENTS

The existing buildings and other improvements are in good condition.

TERMS OF INSTRUMENT NOT CHECKED BY THE LANDS TITLE OFFICE

6. DEVELOPER'S OBLIGATIONS TO IMPROVE OR DEVELOP THE COMMON PROPERTY

The Common Property areas have already been developed and do not require further improvement.

7. STAGING OF DEVELOPMENT

The Scheme is not a staged development.

8. ESTIMATED DATE FOR THE COMPLETION OF THE SCHEME

The Scheme relates to existing structures and is complete.

9. CONDITIONS OF APPROVAL

A copy of Notification Form (Dev No. 170 / 0158 / 11) issued by the City of Campbelltown relating to the Scheme is attached.

DATED this 20th day of February 2012

ENDORSEMENT BY RELEVANT AUTHORITY PURSUANT TO REGULATION 45a OF THE DEVELOPMENT REGULATIONS 1993

1. All the consents or approvals required under the Development Act 1993 in relation to the division of land (and a change in the use of the land (if any)) in accordance with this scheme description and the relevant plan of community division under the Community Titles Act 1996 have been granted.

2. This endorsement does not limit a relevant authority's right to refuse, or to place conditions on development authorisation under the Development Act 1993 in relation to any other development envisaged by this scheme description.

Signed .....

Name: NIGEL LITCHFIELD

Title: MANAGER PLANNING REGULATION & ENVIRONMENTAL SERVICES

Date: 20/2/2012

CERTIFICATE AS TO PREPARATION OF SCHEME DESCRIPTION

Certified correctly prepared in accordance with the requirements of the Community Titles Act 1996 by the person who prepared the document.

.....
Signature

MARK PATOLSKI
.....
Name

32A KENSINGTON RD ROSE PARK SA 5067
.....
Address

TERMS OF INSTRUMENT NOT CHECKED BY THE LANDS TITLE OFFICE

CONDITIONS OF APPROVAL

DECISION NOTIFICATION FORM

Development Number:
170/0158/11
(DAC 170/C021/11)

To: Lifestyle Investment Trust
C/- Bartlett Drafting & Development
P O Box 297
WELLAND SA 5007

FOR DEVELOPMENT APPLICATION	**DATED**	17/02/2011
	REGISTERED ON	23/02/2011
Location of Proposed Development:	Units 1to 7/1 Denmead Avenue CAMPBELLTOWN SA 5074	
Nature of Proposed Development:	To divide land by Community Title (divide land into 7 Community Lots and Common Property)	
From:	**THE CITY OF CAMPBELLTOWN**	
Responsible Officer:	Malcolm Story	
Enquiries:	8366 9230	
Delegated Power:	1, 14	

In respect of this proposed development you are informed that:

NATURE OF DECISION SOUGHT	DECISION	DATE	NO. OF CONDITIONS
Development Plan Consent	Granted	10/03/2011	1
Land Division Consent (Community Title)	Granted	10/03/2011	3
DEVELOPMENT APPROVAL	Granted	10/03/2011	4

PLEASE REFER TO ATTACHED SHEET FOR DETAILS OF STATEMENT OF REQUIREMENTS (CONDITIONS).

Date of Decision: 10/03/2011

Nigel Litchfield
Manager Planning & Regulation Services

Date: 10 March 2011

TERMS OF INSTRUMENT NOT CHECKED BY THE LANDS TITLE OFFICE

SCHEME DESCRIPTION
Development No. 170 /C021/11

CAMPBELLTOWN
CITY COUNCIL

CONDITIONS

Development Number: 170/0158/11/
(170/C021/11)

The Consent or Approval indicated on the attached Decision Notification Form has been granted subject to the following conditions.

1. The existing buildings and structures located on or straddling the proposed boundaries shall be altered where required so as to comply with the Building Code of Australia prior to the issue, by Council, of the certificate for clearance purposes.

The conditions have been imposed to ensure that the development complies with the relevant provisions of the Development Plan and in particular to help ensure that the development is not likely to significantly detract from the character or amenity of the locality.

STATEMENT OF REQUIREMENTS

COUNCIL REQUIREMENTS

NIL

You are further advised that following compliance with Council's requirements the Development Assessment Commission will be notified that the Council has no objections to the issue of the Certificate of Approval.

DEVELOPMENT ASSESSMENT COMMISSION REQUIREMENTS

1. The financial, easement and internal drain requirements for water and sewerage services of the SA Water Corporation, if any, being met.

2. Payment of $39,389 into the Planning and Development fund (7 strata allotments @ $5,627/strata allotment). Cheques to be made payable and marked "Not Negotiable" to the Development Assessment Commission and payment made at Level 5, 136 North Terrace, Adelaide, or be sent to GPO Box 1815, Adelaide SA 5001, or via the internet at www.planning.sa.gov.au

3. A certified survey plan being lodged with the Development Assessment Commission for Certificate purposes.

You are reminded that Section 86(1)(a) of the Development Act, 1993 provides for a right of appeal to the Environment, Resources and Development Court against the imposition of requirements or conditions attaching to the decision **within two months** after receipt of this notice.

Please note that any appeal has to be lodged with the Court and **not** the Council.

For assistance in lodging an appeal it is suggested that you contact the Court, which is located in the Sir Samuel Way Building, Victoria Square Adelaide (telephone (08) 8204 0300).

• PO Box 1, Campbelltown, SA 5074 • 172 Montacute Road, Rostrevor, SA 5073
Telephone 08 8366 9222 • Facsimile 08 8337 3818

TERMS OF INSTRUMENT NOT CHECKED BY
THE LANDS TITLE OFFICE

CAMPBELLTOWN
CITY COUNCIL

Council records indicate that the development comprising Units 6 & 7 approved to be erected on the land on 6 March 1968, the plans contained in the application indicate that Units 1 to 5 were constructed on the land when this additional application was received. No record can be located for the approval for the construction of Units 1 to 5. The postal address of the site is:

- 1 Denmead Avenue, CAMPBELLTOWN SA 5074

In the interest of good neighbour relations the applicant is requested to advise the neighbours when building work is likely to commence.

Nigel Litchfield
Manager Planning & Regulation Services

Date: 10 March 2011

• PO Box 1, Campbelltown, SA 5074 • 172 Montacute Road, Rostrevor, SA 5073
Telephone 08 8366 9222 • Facsimile 08 8337 3818

Orig. **LF 13528314**

12:09 19-May-2021
1 of 1

LANDS TITLES REGISTRATION OFFICE

SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

SERIES NO	PREFIX
	LF

AGENT CODE

LODGED BY: STEVENS PARTNERS STEV320

CORRECTION TO: STEVENS PARTNERS STEV320

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT (COPIES ONLY)

1...Copy of Resolution.....

2.....

3.....

4.....

5.....

PICK-UP NO.	

CORRECTION	PASSED
	JH

FILED 31/05/2021

PRO-REGISTRAR-GENERAL

* Strike through the inapplicable

*~~NOTICE OF AMENDMENT OF SCHEME DESCRIPTION~~
*NOTICE OF VARIATION OF BY-LAWS
*~~APPLICATION TO FILE VARIATION OF DEVELOPMENT CONTRACT~~

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

INSTRUMENT AFFECTED 11727329	**PLAN No.** 27186

To the Registrar-General,

I, KEITH JASON MUH HAN LAI of 12 Atlantic Avenue Rostrevor SA 5073, being an officer of the Community Corporation No. 27186 Incorporated certify that –

a) the copy of the By-Laws attached to this certificate is a true copy of the By-Laws as varied by ~~special~~/unanimous resolution of the Corporation on the 19th day of May 2021; and

b) the copy of the resolution attached to this certificate is a true copy of the resolution referred to in paragraph a).

Dated the 19th day of May 2021

Keith Lai

Keith Jason Muh Han Lai

COMMUNITY STRATA PLAN NO. 27186

1 DENMEAD AVENUE CAMPBELLTOWN SA 5074

BY-LAWS

Certified correctly prepared in accordance with the requirements of the *Community Titles Act 1996* by the person who prepared the document.

BSummers

Belinda Rose Summers/Jeffrey Howard Stevens of Level 1/86 Pirie Street Adelaide SA 5000

Dated 19/5/21

This is a copy of the By-Laws referred to in the attached certificate

Keith Lee

COMMUNITY TITLES ACT 1996

COMMUNITY CORPORATION NO. 27186 INC

1 DENMEAD AVENUE CAMPBELLTOWN SA 5074

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COMMUNITY TITLES ACT 1996
COMMUNITY CORPORATION NO. 27186 INC
1 DENMEAD AVENUE CAMPBELLTOWN SA 5074

BY-LAWS

[The terms of these By-Laws are binding on the Community Corporation, the owners and Occupiers of the Community Lots comprising the scheme and persons entering the Community Parcel. These By-Laws may only be amended or revoked by special resolution of the Community Corporation in accordance with Section 39 of the Community Titles Act.]

1. Definitions

In these By-Laws:-

1.1 "**Act**" means the Community Titles Act 1996;

1.2 "**Community Corporation**" means Community Corporation No. 27186 Inc created by the deposit of the plan of community division in respect of which these By-Laws are lodged;

1.3 "**Community Lot**" means a Community Lot comprised in the plan of community division referred to above;

1.4 "**Community Parcel**" means the whole of the land comprised in the plan of community division referred to above excluding any land thereby vested in a Council, the Crown or a prescribed authority;

1.5 "**Corporation Manager**" means any party approved by the Community Corporation having the relevant expertise to properly manage and perform the duties and functions of the Community Corporation under the Act and Community Corporation;

1.6 "**GST legislation**" means A New Tax System (Goods and Services Tax) Act 1999;

1.7 "**GST**" means the goods and services tax established under the GST legislation;

1.8 "**Lot Holder**" means the owner of the Community Lot;

1.9 "**Management Agreement**" means any such agreement appointing the Corporation Manager pursuant to Section 75(5) of the Act;

1.10 "**Occupier**" of a Community Lot includes, if the Community Lot is unoccupied, the owner of the Community Lot;

1.11 **"Rules"** means the rules made by the Community Corporation pursuant to the powers contained in these By-Laws.

Except where otherwise appears words shall have the same meanings as are set out in the Act.

2. Administration, Management and Control of Common Property

2.1 The Community Corporation is responsible for the administration, management and control of the Common Property.

2.2 The Community Corporation may (but is not obliged to) establish a Management Committee ("the Committee") responsible to the Community Corporation for the administration, management and control of the Common Property.

2.3 The Community Corporation may appoint a manager to carry out, on behalf of the Community Corporation the function of administering, managing and controlling the Common Property.

3. Use and Enjoyment of the Common Property

3.1 The Common Property is, subject to the Act and these By-Laws, for the common use and enjoyment of Occupiers in the community scheme and their visitors.

3.2 A person bound by these By-Laws:

3.2.1 must not obstruct the lawful use of the Common Property by any person;

3.2.2 must not use the Common Property in a manner that unreasonably interferes with the use and enjoyment of the Common Property by the other persons bound by these By-Laws or their visitors;

3.2.3 must not make, or allow that person's visitors to make, undue noise in or about the Common Property;

3.2.4 must not interfere, or allow that person's visitors to interfere, with other people in the enjoyment of their rights in relation to the Common Property;

3.2.5 must not park a motor vehicle on the Common Property other than for the purposes of picking up and setting down passengers;

3.2.6 must take reasonable steps to ensure that their visitors do not park a motor vehicle on the Common Property;

3.2.7 must take reasonable steps to ensure that any motor or other vehicle or vehicles loading or unloading must not park or stand so as to obstruct or unreasonably monopolise visitor parking bays;

3.2.8 must not repair motor vehicles on the Common Property;

3.2.9 must not drive a motor vehicle at a speed of greater than 10 km/hour on the Common Property;

3.2.10 must not damage or interfere with any landscaping on the Common Property;

3.2.11 must not use any portion of the Common Property for that person's garden;

3.2.12 must not display any sign, or any other conspicuous material of a similar nature on any part of the Common Property;

3.2.13 must not leave or store any items other than rubbish bins on the Common Property;

3.2.14 must not allow animals to roam on the Common Property;

3.2.15 must not damage or interfere with any improvements on the Common Property.

4. Use and Enjoyment of the Community Lots

Subject to the Act and any other relevant legislation and these By-Laws a person must use a Community Lot for residential purposes and for other purposes that are normally incidental or ancillary to the use of land for residential purposes but must not use the Community Lot for any other purpose unless the use has been approved by the Community Corporation.

5. Maintenance and Repair

5.1 The Lot Holder must maintain and keep in good repair buildings, fences and other structural improvements to the Community Lot (including paintwork and external finishes).

5.2 If the Community Corporation is of the opinion that a tree growing on a Community Lot may cause a nuisance or hazard to any person, or may cause structural damage to any building or structure on the Community Lot, the Community Corporation may, by notice in writing given personally or by post to the owner, require the owner to have the tree removed.

6. Occupier's obligation to maintain the Community Lot in good condition

6.1 The Occupier of a Community Lot must keep the Community Lot in a clean and tidy condition and take all practicable steps to prevent infestation by vermin and/or insects.

6.2 The Occupier of a Community Lot must-

6.2.1 store garbage in an appropriate container that prevents the escape of unpleasant odours: and

6.2.2 comply with any requirements of a council, health or environment authority for the disposal of garbage

6.3 The Occupier of a Community Lot must not-

6.3.1 bring or accept objects or materials on to the Community Parcel of a kind that are likely to cause justified offence to the other members of the Community Corporation; and

6.3.2 allow refuse to accumulate so as to cause justified offence to others.

6.4 The Occupier of a Community Lot used for residential purposes must not without the consent of the Community Corporation use or store on the Community Lot any explosive, noxious or other dangerous substances.

7. Disturbances

7.1 The Lot Holder of a Community Lot must not engage in conduct that unreasonably disturbs the Occupier of another Community Lot or others who are lawfully on a Community Lot or the Common Property.

7.2 The Lot Holder of a Community Lot must ensure, as far as practicable, that persons who are brought or allowed on to the Community Lot or the Common Property by the Lot Holder do not engage in conduct that unreasonably disturbs the Occupier of another Community Lot or others who are lawfully on a Community Lot or the Common Property.

7.3 In particular the Lot Holder or Occupier of a Community Lot must ensure that noise emission from the Community Lot, or from the area adjacent to the Community Lot where invitees of the Occupier are gathered for a party or other social occasion, is kept to a level where it will not disturb the occupants of other Community Lots between the hours of 10pm at night and 7am the following morning.

8. Damage to Common Property

A Lot Holder or Occupier of a Community Lot must not mark, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the Common Property except with the consent of the Community Corporation, but this By-Laws does not prevent a Lot Holder or person authorised by him from installing:

8.1 any locking or other safety device for protection of his Community Lot against intruders; or

8.2 any screen or other device to prevent entry of animals or insects up on his Community Lot.

Provided that the locking or other safety device or, as the case may be, screen or other device is constructed in a workmanlike manner, is maintained in a state of good and serviceable repair by the Lot Holder or Occupier and does not detract from the amenity of the building.

9. Appearance of Building

9.1 A Lot Holder or Occupier of a Community Lot must not, except with the consent in writing of the Community Corporation, hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his Community Lot in such a way as to be visable from outside the building however, this section does not prevent the display of an advertisement associated with the sale or letting of a Community Lot which display shall comply with such conditions as may be determined by the Community Corporation..

9.2 A Lot Holder or Occupier must not:

9.2.1 erect or affix any blinds or awnings to the outside of their Community Lot or the building;

9.2.2 affix any shop or office fittings to exterior walls or ceilings of their Community Lot or the building; without the prior written consent of the Community Corporation and must comply with the directions and requirements of the Community Corporation.

9.3 Outside wireless, two-way radio and television aerials or receivers must not be erected without the prior written permission of the Community Corporation.

9.4 No structural alteration shall be made to any Community Lot (including any alteration to gas, water supply, plumbing or electrical installations and including the installation of any air conditioning system) without the prior written permission of the Community Corporation. This By-Law is in addition to the requirements of Section 102 of the Act.

10. Tenants to have Notice of By-Laws

A copy of these By-Laws (or a précis thereof approved by the Committee) shall be delivered to the lessee or Occupier of any Community Lot not personally occupied by the Lot Holder.

11. Observance of By-Laws

The duties and obligations imposed by these By-Laws on a Lot Holder of a Community Lot must be observed not only by the Lot Holder but by the Lot Holder's Occupiers, tenants, guests, servants, employees, agents, children, invitees and licencees.

12. Use of Water

12.1 A Lot Holder or Occupier must not waste the water and shall see that all water taps in his Community Lot are promptly turned off after use.

12.2 The water closets, conveniences and other water apparatus including waste pipes and drains must not be used for any purposes other than those for which they were constructed and no sweepings or rubbish or other unsuitable substance shall be deposited therein. Any damage or blockage resulting to such water closets, conveniences, water apparatus, waste pipes and drains from misuse or negligence shall be borne by the Lot Holder whether same is caused by his own actions, or those of his tenants, servants, agents, guest, employees, invitees, or licensees.

13. Water Consumption Charges

Where there are not separate meters to each Community Lot, the Community Corporation may by special resolution determine –

13.1 to transfer the responsibility back to each Lot Holder for payment of water consumption charges, and

13.2 the basis of the division of water cost between each Lot Holder.

14. Notice to be given

A Lot Holder or Occupier must give the Community Corporation prompt notice of any accident to or defect in the water pipes, gas pipes, electric installations or fixtures which comes to his knowledge and the Community Corporation shall have authority by its agents or servants in the circumstances having regard to the urgency involved to examine or make such repairs or renovations as they may deem necessary for the safety and preservation of the said building as often as may be necessary.

15. Community Corporation may Inspect

15.1 Upon one day's notice in writing the Community Corporation and its servants, agents and contractors shall be permitted to inspect the interior of any Community Lot and to test any electrical, gas or water installation or equipment therein and to trace and repair any leakage or defect in the said installation or equipment (at the expense of the Lot Holder in cases where such leakage or defect is due to any act or default of the said Lot Holder or his tenants, guests, servants, agents, employees, invitees or licensees). If not so permitted they may effect an entry. The Community Corporation, in exercising this power, shall ensure that its servants, agents and employees cause as little inconvenience to the Lot Holder as is reasonable in the circumstances.

15.2 All doors and windows to the premises shall be securely fastened on all occasions when the premises are left unoccupied and the Community Corporation reserves the right to enter and fasten the same if left insecurely fastened.

16. Unavoidable Noise to be Minimised

In the event of any unavoidable noise in a Community Lot at any time the Lot Holder or Occupier thereof must take all practical means to minimise annoyance to other occupants by closing all doors, windows and curtains of his Community Lot and also such further steps as may be within his power for the same purpose.

17. Committee may make Rules

The Committee or its appointed Corporation Manager may make rules relating to the Common Property not inconsistent with these By-Laws and the same shall be observed by the Lot Holders and their Occupiers, servants, agents, guests, employees, invitees or licensees unless and until they are disallowed or revoked by a majority resolution at a general meeting of the Lot Holders.

18. Lot Holders not to instruct Contractors/Workmen

Lot Holders must not directly instruct any contractors or workmen employed by the Community Corporation unless so authorised, and all requests for consideration of any particular matter to be referred to the Community Corporation shall be directed to the Secretary or Corporation Manager and not to the Chairman or any member of the Community Corporation.

19. Leasing

Where a Lot Holder leases a Community Lot for a term in excess of ninety (90) days the Lot Holder must inform the Community Corporation of the identity of the lessee and the essential terms and conditions of the lease.

20. Change in Ownership

A Lot Holder must immediately notify the Community Corporation of any change in ownership of the Community Lot or any change in address of a Lot Holder.

21. Insurance by Community Corporation

21.1 The Community Corporation shall effect such insurance as is required by Sections 103 and 104 of the Act.

21.2 A Lot Holder or Occupier of a Community Lot must not, except with the approval of the Community Corporation, do anything that might:-

21.2.1 void or prejudice insurance effected by the Community Corporation:

or

21.2.2 increase any insurance premium payable by the Community Corporation

22. Contents Insurance

The Lot Holder of each Community Lot may insure their own contents and improvements contained within their Community Lot in accordance with their own requirements and the Community Corporation shall have not have responsibility in respect thereof.

23. Public Liability Insurance

The Lot Holder of each Community Lot shall effect and keep current in respect of their Community Lot a Public Risk Policy in a sum not less than the amount prescribed by law and must provide the Community Corporation as requested by the Community Corporation from time to time, evidence of a current policy of insurance effected by the proprietor in terms of this By-Law.

24. Assignment of Insurance Responsibilities

24.1 Notwithstanding any of the foregoing, any of the following functions may be assigned to the Community Corporation under Section 75 (I)(e) of the Act by a special resolution of the Community Corporation. The function of acting as agent for Lot Holders for the purpose of effecting insurance for Public Risk Insurance in respect of the Community Lots.

24.2 If the Community Corporation decides to exercise the function or functions conferred by By-Law 23 the Community Corporation will take out Public Risk Insurance in respect of all Community Lots up to a limit determined by the Community Corporation.

24.3 The cost of the insurance is to be paid out of the Community Corporation's general funds.

25. Keeping of Animals

Unless otherwise resolved by ordinary resolution of the Community Corporation or in accordance with the Act, a Lot Holder or Occupier of a Community Lot is entitled:

25.1 to keep a maximum of one cat or dog on a Community Lot and every endeavour to keep pets within boundaries of a Community Lot must be made; and

25.2 A Lot Holder or Occupier of a Community Lot must not keep an animal on a Community Lot except as authorised by this section or by the Community Corporation.

25.3 Where a Lot Holder or Occupier of a Community Lot or any other person who is on the Common Property with a Lot Holder or Occupier of a Community Lot's consent (express or implied) brings or keeps a pet on the Community Lot or any other part of the Common Property, the Lot Holder or Occupier:

25.3.1 is liable for any noise which is disturbing to an extent which is unreasonable and for damage to or loss of property or injury to any persons caused by the pet to a Lot Holder or Occupier of a Community Lot and all other persons lawfully on the Common Property;

25.3.2 is responsible for cleaning up after the pet has used any part of a Community Lot or any part of the Common Property; and

25.3.3 must if required by an ordinary resolution of the Community Corporation arising from persistent breaches of this By-Law cease to keep the pet on the Community Lot or any part of the Common Property.

26. Scope of Common Property

26.1 The Community Corporation may resolve by special resolution to include as Common Property any item of property or part thereof comprising the Community Scheme and require it to be maintained by the Community Corporation at its expense in particular any fence or fences on the Community Parcel.

26.2 A Community Lot Holder of a Community Lot shall not allow or invite entry onto or upon the Common Property driveway any delivery, commercial vehicle or moving van in excess of two (2) tonne tare weight.

27. Development of Community Lots

27.1 The following By-Laws regulate any future development on the Community Lots, and the word "developer" means any person who conducts any development on the Community Lot.

27.2 The Community Corporation may by prior special resolution approve any development which would otherwise be in breach of these By-Laws.

27.3 The developer must not erect any satellite dish or similar receiver on any building on the Community Lot.

27.4 The developer may only install air conditioning and heating units with the prior written consent of the Community Corporation. The Community Corporation may refuse consent if the unit:

27.4.1 will protrude from the exterior of the building on the Community Lot;

or

27.4.2 otherwise cause excessive noise or disturbance to other Occupiers of the Community Lots in the community scheme.

28. Internal Fencing

The provision of *The Fencing Act 1975* (as amended) shall apply as between the Lot Holders of adjoining Community Lots.

29. Offence

A person who contravenes or fails to comply with a provision of these By-Laws is guilty of an offence. Maximum Penalty: $500.00. Any penalty imposed by the Community Corporation is payable within one month of the service of notice of the penalty or within such extended time as shall be allowed by the Community Corporation.

30. Community Corporation's Right to Recover Money

30.1 The Community Corporation may recover any money owing to it under the By-Laws as a debt.

30.2 A Lot Holder of a Community Lot must pay or reimburse the Community Corporation on demand the costs charges and expenses of the Community Corporation in connection with contemplated or actual enforcement, or preservation of any rights under the By-Laws in relation to the Lot Holder or Occupier.

30.3 The costs, charges and expenses recoverable by the Community Corporation shall include without limitation, those expenses incurred in retaining any independent consultant or other person to evaluate any matter of concern and its administration costs in connection with those events.

30.4 The Community Corporation may charge interest on any overdue monies owed by a Lot Holder or Occupier of a Community Lot to the Community Corporation at the rate of 15% per annum.

31. GST

If the costs incurred by the Community Corporation (referred to in clause 30) are a taxable supply under the GST legislation then:

31.1 the costs are calculated on a GST inclusive basis;

31.2 the Lot Holder of the Community Lot must pay the GST on the GST inclusive price;

31.3 the Community Corporation must, at the time of requesting payment provide the Lot Holder of the Community Lot with a tax invoice in accordance with the GST legislation;

31.4 if an adjustment event occurs as defined in the GST legislation then the Community Corporation must provide an adjustment note within 7 days of the happening of the adjustment event.

32. Complaints and Applications

Any complaint or application to the Community Corporation must be addressed in writing to the Community Corporation's Corporation Manager, or where there is no Corporation Manager the Secretary of the Community Corporation.

33. Occupier's duties to be carried out by owner in certain cases

If a Community Lot is unoccupied, any duties imposed on the Occupier by these By-Laws are to be carried out by the Lot Holder.

34. Easements Pursuant to Section 24 of the Act

Without limiting the application of Section 24 of the Act to the Community Parcel, the following rights and easements exist between Community Lots themselves and between Community Lots and Common Property:

34.1 Rights of access to and from easements for the maintenance, repair and replacement of service infrastructure whether used in common by or serving in common Community Lots or only used by and only servicing an individual Community Lot.

34.2 Party wall rights for support where there are common walls on a boundary between Community Lots.

Minutes for the Extraordinary General Meeting

CC 27186
Campbelltown 1 Denmead Avenue, CAMPBELLTOWN, SA, 5074

Generated at: 05 May 2021 | Wednesday, 19 May 2021 11:00 AM | User: Hilda Pikanegore

Welcome, Apologies, Proxies & Quorum

Hilda Pikanegore declared meeting open at 11:00 AM with :

Unit 1 – 7 Keith Lai (representing 925 Escapees Pty Ltd.)

Adoption of varied By-Laws

RESOLVED that by unanimous resolution the Body Corporate adopts the attached varied By-Laws as the By-Laws of Community Corporation 27186.

Motion CARRIED.

MEETING CLOSED
There being no further business the meeting closed at 11:15 am

This is the copy of the resolution of the Body Corporate referred to in the attached certificate.

Keith Lai

Keith Jason Muh Han Lai
PRESIDING OFFICER

PURPOSE: PRIMARY COMMUNITY STRATA

AREA NAME: CAMPBELLTOWN

MAP REF: 6628/39/L

COUNCIL: THE CORPORATION OF THE CITY OF CAMPBELLTOWN

LAST PLAN: F55282

DEVELOPMENT NO: 170/C021/11/001/31074

APPROVED:
JOHN VERDUYN
06/02/2012

DEPOSITED:
SEAN FROST
19/03/2012

C27186

SHEET 1 OF 4

32723_text_01_v04_Version_4

AGENT DETAILS: BARTLETT DRAFTING & DEVELOPMENT
PO BOX 297
WELLAND SA 5007
PH: (08) 82415511
FAX: (08) 82415050

AGENT CODE: BATRP

REFERENCE: GB1565/PL3353

SURVEYORS CERTIFICATION: I David Edward Pyper , a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996
4th day of February 2012 David Pyper Licensed Surveyor

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5406	490		ALLOTMENT(S)	21	F	133572	ADELAIDE		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION

ANNOTATIONS: THE SERVICE INFRASTRUCTURE COULD NOT BE FOUND DUE TO THE AGE AND NATURE OF THE SCHEME AND THE UNAVAILABILITY OF RECORDS

C27186

SHEET 2 OF 4

32723_pland_1_V02_Version_4

BEARING DATUM: MGA 94 ZONE 54
DERIVATION: PSM 6628/15103 - 6628/32593

TOTAL AREA 1356m²

F121569

D8174

F121570

VERANDAH

TWO STOREY BUILDING

BALCONY

116°19'40"
42.39ALL

28°06'40"
27.15

STAIRS

SINGLE STOREY BUILDING

DENMEAD AVENUE

178°22'40"
30.68

F121571

57.61
296°17'40"

CARPORTS

F133573

11.74
192°46'10"

10.06
206°17'10"

4.13
251°15'40"

116°16'40"

HAMBLEDON ROAD

SITE PLAN

0 5 10 15 20 25

SCALE METRES

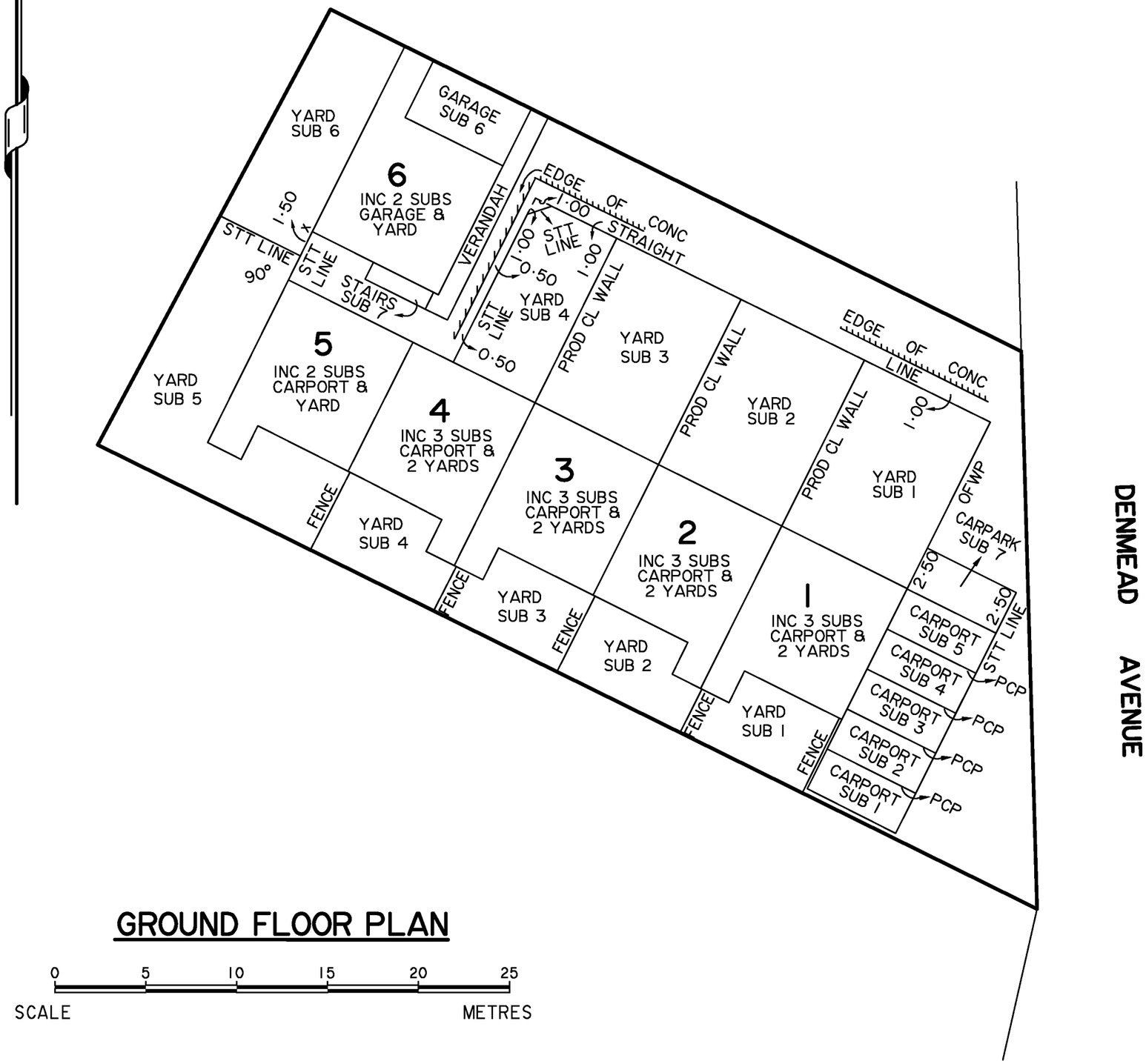
BARTLETT
Drafting & Development
PO Box 297 WELLAND SA 5007
Ph 08 8241 5511 Fax 08 8241 5050 gary.bartlett@bigpond.com
Survey by - Pyper Leaker Surveying Services Pty Ltd (PL 3353)

ref	GB1565	Dwg	GB1565CPF	Date	3/12/2011	Rev	0

C27186

SHEET 3 OF 4

32723_pland_2_V01_Version_4



GROUND FLOOR PLAN

0 5 10 15 20 25

SCALE METRES

THE LOWER AND UPPER BOUNDARIES OF THE LOT SUBSIDIARIES SHOWN AS YARD AND CARPARK ARE THE EXISTING GROUND LEVEL AND 3·00 METRES ABOVE THE SAME RESPECTIVELY UNLESS LIMITED IN HEIGHT TO THE UNDERSIDE OF OVER HANGING STRUCTURES BELOW 3·00 METRES

THE UPPER LIMIT OF A LOT SUBSIDIARY SHOWN AS STAIRS ARE LIMITED TO 2·8 METRES ABOVE THE UPPER SURFACE OF THE STEPS UNLESS LIMITED IN HEIGHT TO THE UNDERSIDE OF OVERHANGING STRUCTURES BELOW 2·8 METRES

THE UPPER LIMIT OF A LOT SUBSIDIARY SHOWN AS BALCONY IS 2·8 METRES ABOVE THE UPPER SURFACE OF THE BALCONY UNLESS LIMITED IN HEIGHT TO THE UNDERSIDE OF OVERHANGING STRUCTURES BELOW 2·8 METRES

OFWP - OUTSIDE FACE OF WALL PRODUCED
PCP - POST AND CENTRE LINE PRODUCED
STT - STRAIGHT
CL - CENRE LINE

BARTLETT
Drafting & Development
PO Box 297 WELLAND SA 5007
Ph 08 8241 5511 Fax 08 8241 5050 gary.bartlett@bigpond.com

Survey by - Pyper Leaker Surveying Services Pty Ltd (PL 3353)

ref	GB1565	Dwg	GB1565CPF	Date	3/12/2011	Rev	1

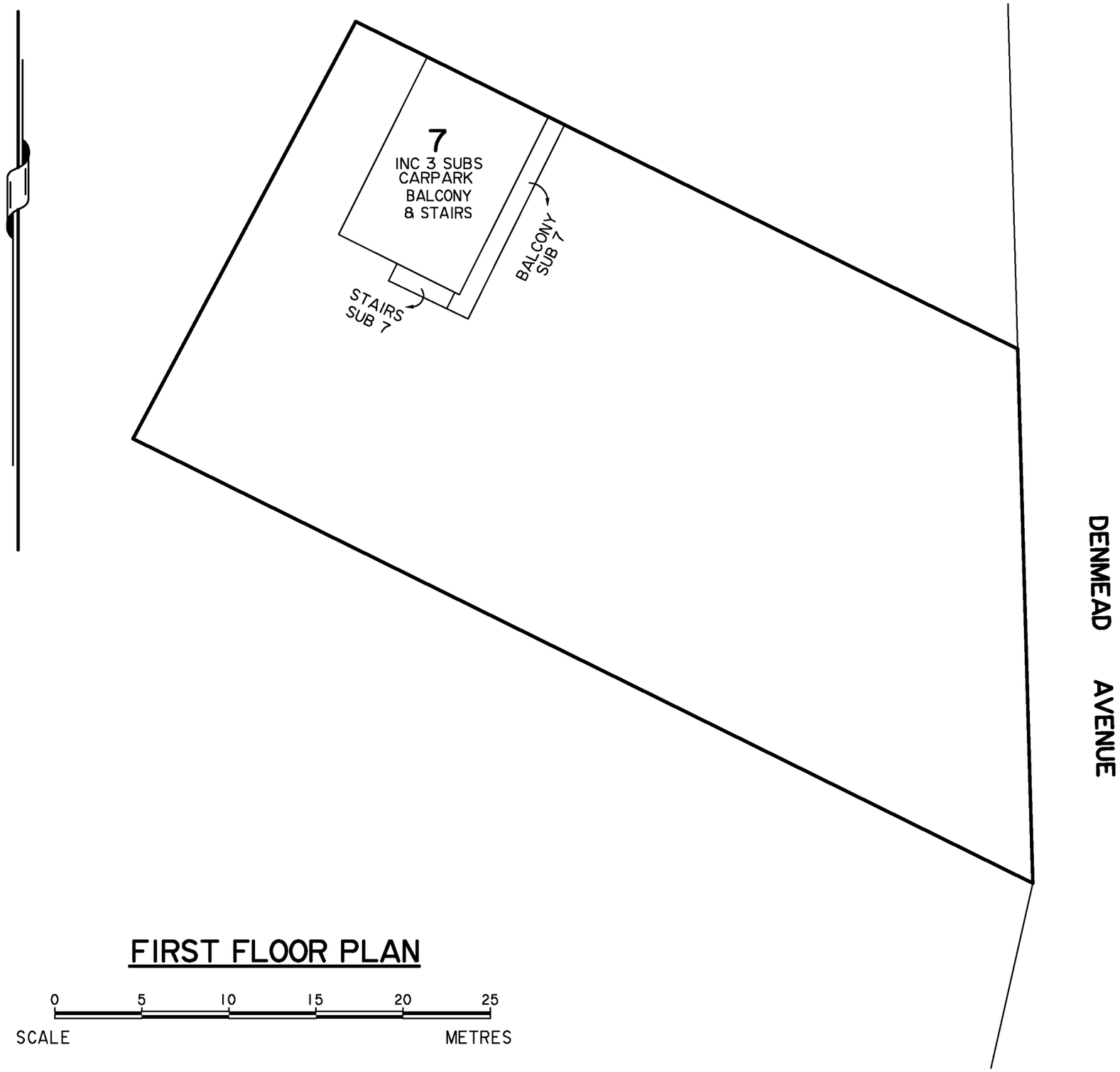
C27186

SHEET 4 OF 4

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THE UPPER LIMIT OF A LOT SUBSIDIARY SHOWN AS STAIRS ARE LIMITED TO 2·8 METRES ABOVE THE UPPER SURFACE OF THE STEPS UNLESS LIMITED IN HEIGHT TO THE UNDERSIDE OF OVERHANGING STRUCTURES BELOW 2·8 METRES

THE UPPER LIMIT OF A LOT SUBSIDIARY SHOWN AS BALCONY IS 2·8 METRES ABOVE THE UPPER SURFACE OF THE BALCONY UNLESS LIMITED IN HEIGHT TO THE UNDERSIDE OF OVERHANGING STRUCTURES BELOW 2·8 METRES



FIRST FLOOR PLAN

0 5 10 15 20 25

SCALE METRES

BARTLETT

Drafting & Development

PO Box 297 WELLAND SA 5007

Ph 08 8241 5511 Fax 08 8241 5050 gary.bartlett@bigpond.com

Survey by - Pyper Leaker Surveying Services Pty Ltd (PL 3353)

ref GB1565	Dwg GB1565CPF	Date 3/12/2011	Rev 1

27186

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER
C 27186

SHEET 1 OF 1

ACCEPTED

REGISTRAR-GENERAL 19-3-2012.

DEV. No. 170/C021/11

APPLICATION ACT 11727328

SCHEDULE OF LOT ENTITLEMENTS		
LOT	**LOT ENTITLEMENT**	**SUBDIVIDED**
1	1450	
2	1450	
3	1450	
4	1450	
5	1450	
6	1450	
7	1300	
AGGREGATE	10000	

CERTIFICATE OF LAND VALUER

I...Gil Piccinato.....
being a land valuer within the meaning of the Land Valuers Act 1994 certify that the schedule is correct for the purposes of the Community Titles Act 1996

Dated the...13th..day of...February .2012

.....
Signature of Land Valuer

CAMPBELLTOWN CITY COUNCIL

SECTION 7 STATEMENT

LOCAL GOVERNMENT ACT 1999

LAND AND BUSINESS (Sale and Conveyancing) ACT 1994

Refer Enquiries: 8366 9222

Certificate Number: 0007/25

TO: Bail & Robazza Conveyancers
196 Hutt Street
ADELAIDE SA 5000

PURSUANT TO SECTION 187 OF THE LOCAL GOVERNMENT ACT 1999 (AS AMENDED), I CERTIFY THAT THE FOLLOWING AMOUNTS ARE DUE AND PAYABLE AND ARE A CHARGE AGAINST THE ABOVE PROPERTY:

THE LAND:

Legal Description	Allot 6 CP 27186 Vol 6092 Fol 633
Property Address	Unit 6/1 Denmead Avenue CAMPBELLTOWN SA 5074
Property Owners	925 Escapees Pty Ltd
Valuer Generals No.	1713655853

Property No. 125159 Bank Ref No. 354290

PART A: RATES, CHARGES AND GENERAL INFORMATION

RATES AND CHARGES INFORMATION

Rates last declared on 02/07/2024.

Total Arrears	$0.00
Rates for Current Year	$1194.40
Payments	($596.40)
BALANCE OUTSTANDING	$598.00

Street Numbering

Please note Council's official street number for this property is Unit 6/1 Denmead Avenue CAMPBELLTOWN SA 5074.

The Local Government Act provides that Council impose a penalty of a 2% fine on any payment for rates that is received late. An amount that continues to be overdue is then charged an interest at the prescribed rate.

I certify that to the best of my knowledge and belief the information provided above is correct.

The charges as shown are valid for the date of the certificate. If settlement occurs within three (3) months from the date of this certificate, you may verify the above details verbally with council. If this information falls outside the three (3) month period, a new Section 187 certificate is required.

Any verbal information provided by Council for the above is not deemed a certificate for the purpose of Section 187 of the Local Government Act 1999.

AUTHORISED BY CAMPBELLTOWN COUNCIL **02/01/2025**

PART B: PARTICULARS AND INFORMATION ABOUT THE LAND

Development Act 1993	
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):	N/A
Is the land situated in a designated State Heritage Area?	N/A
Is the land designated as a place of local heritage value?	N/A
Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? If YES, state the name of the council:	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?	No
Section 42 - Condition (that continues to apply) of a development authorisation	Nil
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):	See Attached PlanSA Report
Is the land situated in a designated 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 declared trees Regulated/significant tree status unknown
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?	Refer to https://plan.sa.gov.au/have_your_say/code_amendments
Section 127 – Condition (that continues to apply) of a development authorisation	Nil
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)	Nil
Development Act 1993	
Section 50(1) - Requirement to vest land in a council or the Crown to be held as open space	Nil

Section 50(2) - Agreement to vest land in a council or the Crown to be held as open space	Nil
Section 55 - Order to remove or perform work	Nil
Section 56 - Notice to complete development	Nil
Section 57 - Land management agreement	Nil
Section 69 - Emergency order	Nil
Section 71 - Fire safety notice	Nil
Section 84 - Enforcement notice	Nil
Section 85(6), 85(10) or 106 - Enforcement order	Nil
Part 11 Division 2 - Proceedings	Nil
Fire and Emergency Services Act 2005	
Section 105F (or section 56 or 83 (repealed) - Notice of action required concerning flammable materials on land	Nil
Food Act 2001	
Section 44 - Improvement notice	Nil
Section 46 - Prohibition order	Nil
Housing Improvement Act 1940	
Section 23 - declaration that house is undesirable or unfit for human habitation	Nil
Local Government Act 1934	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	Nil
Planning, Development and Infrastructure Act 2016	
Section 141 - Order to remove or perform work	Nil
Section 142 - Notice to complete development	Nil
Section 155 - Emergency order	Nil
Section 157 - Fire safety notice	Nil
Section 192 or 193 – Land management agreement	Nil
Section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	Nil

Section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	Nil
Part 16 - Division 1 – Proceedings	Nil
Section 213 – Enforcement notice	Nil
Section 214(6), 214(10) or 222 – Enforcement order	Nil
Public and Environmental Health Act 1987 (repealed)	
Part 3 - Notice	Nil
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) Part 2 - Condition (that continues to apply) of an approval	Nil
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)	Nil
South Australian Public Health Act 2011	
Section 92 - Notice	Nil
South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that continues to apply) of an approval	Nil
Other charges	
Charge of any kind affecting the land (not included in another item)	Nil
Further information held by councils	
Does the council hold details of any development approvals relating to— (a) commercial or industrial activity at the land; or (b) a change in the use of the land or part of the land (within the meaning of the Development Act 1993) or the Planning, Development and Infrastructure Act 2016?	Nil

BUILDING INDEMNITY INSURANCE				
Any approved building work undertaken on the property the subject of Building Indemnity Insurance.				
Approval No.	**Insurer**	**Policy Number**	**Policy Issued**	**Builder**

Other information that we deem appropriate to this enquiry, including any notice or order issued under the development act 1993 or the Planning, Development and Infrastructure Act 2016

If "Yes", please advise details NO

AUTHORISED BY CAMPBELLTOWN COUNCIL **02/01/2025**

Data Extract for Section 7 search purposes

Valuation ID 1713655853

Data Extract Date: 06/01/2025

Parcel ID: C27186 FL6

Certificate Title: CT6092/633

Property Address: UNIT 6 1 DENMEAD AV CAMPBELLTOWN SA 5074

Zones
Urban Corridor (Business) (UC(Bu))

Subzones
No

Zoning overlays

Overlays
Airport Building Heights (Regulated) (All structures over 45 metres)

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

Advertising Near Signalised Intersections

The Advertising Near Signalised Intersections Overlay seeks to ensure advertising near signalised intersections does not pose an unacceptable risk to pedestrian or road safety.

Affordable Housing

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

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.

Noise and Air Emissions

The Noise and Air Emissions Overlay seeks to protect new noise and air quality sensitive development from adverse impacts of noise and air emissions.

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.

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.

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

Property Interest Report

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

Title Reference	CT 6092/633	**Reference No.** 2636426
Registered Proprietors	925 ESCAPEES PTY. LTD.	**Prepared** 02/01/2025 19:11
Address of Property	Unit 6, 1 DENMEAD AVENUE, CAMPBELLTOWN, SA 5074	
Local Govt. Authority	THE CORPORATION OF THE CITY OF CAMPBELLTOWN	
Local Govt. Address	PO BOX 1 CAMPBELLTOWN SA 5074	

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

Table of Particulars

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

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

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

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

3. *Burial and Cremation Act 2013*

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

4. *Crown Rates and Taxes Recovery Act 1945*

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

5. *Development Act 1993* (repealed)

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

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

6. Repealed Act conditions

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

7. *Emergency Services Funding Act 1998*

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

8. *Environment Protection Act 1993*

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

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

9. *Fences Act 1975*

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

10. *Fire and Emergency Services Act 2005*

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

11. *Food Act 2001*

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

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

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

13. *Heritage Places Act 1993*

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

14. *Highways Act 1926*

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

15. *Housing Improvement Act 1940* (repealed)

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

16. *Housing Improvement Act 2016*

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

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

19. *Land Tax Act 1936*

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

20. *Local Government Act 1934* (repealed)

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

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

25. *Native Vegetation Act 1991*

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

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

29.1	Part 5 - Planning and Design Code *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated. also Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title also For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority also Contact the Local Government Authority for other details that might apply to a place of local heritage value also For details of declared significant trees affecting this title, contact the Local Government Authority also Code Amendment Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at https://plus.geodata.sa.gov.au/bushfire/index.html. For more information, please visit https://plan.sa.gov.au/have_your_say/ or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664). Code Amendment Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664. Code Amendment Future Living - seeks to enhance housing diversity by providing housing options for smaller household types, and responding to the ageing demographics of the state's population by providing greater opportunities for ageing in place. For more information, visit the Code Amendments webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664. Code Amendment Accommodation Diversity - The State Planning Commission is proposing refinements to policy to provide more flexibility in housing design to encourage housing choices to meet the needs of South Australians. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800 752 664. Code Amendment

		Assessment Improvements - proposes a series of technical amendments to the Code informed through the experience of planning practitioners and other users to improve assessment outcomes. The Code Amendment forms part of the Government of South Australia's response to the Planning System Implementation Review; it will implement some of the recommendations of the Expert Panel that were supported by the Government. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800 752 664.
29.2	section 127 - Condition (that continues to apply) of a development authorisation *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.3	section 139 - Notice of proposed work and notice may require access	Contact the vendor for these details
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply

29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

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

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

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

32. *South Australian Public Health Act 2011*

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

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

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

34. *Water Industry Act 2012*

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

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

35. *Water Resources Act 1997* (repealed)

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

36. Other charges

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

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Product	Check Search
Date/Time	02/01/2025 07:11PM
Customer Reference	
Order ID	20250102005092

Certificate of Title

Title Reference: CT 6092/633

Status: CURRENT

Edition: 3

Dealings

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

Priority Notices

NIL

Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
07/03/2012	19/03/2012	11727330	SCHEME DESCRIPTION	FILED	C27186
19/05/2021	31/05/2021	13528314	BY-LAWS	FILED	C27186

Registrar-General's Notes

No Registrar-General's Notes exist for this title

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Certificate of Title

Title Reference	CT 6092/633
Status	CURRENT
Easement	NO
Owner Number	71207615
Address for Notices	55 MELBOURNE ST NORTH ADELAIDE, SA 5006
Area	NOT AVAILABLE

Estate Type

Fee Simple

Registered Proprietor

925 ESCAPEES PTY. LTD. (ACN: 622 568 263)
OF 12 ATLANIC AVENUE ROSTREVOR SA 5073

Description of Land

LOT 6 PRIMARY COMMUNITY STRATA PLAN 27186
IN THE AREA NAMED CAMPBELLTOWN
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference	TRANSFER (T) 13431590
Dealing Date	17/12/2020
Sale Price	$1,340,000
Sale Type	MORE THAN ONE TITLE

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13431591	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1713655853	CURRENT	Unit 6, 1 DENMEAD AVENUE, CAMPBELLTOWN, SA 5074

Notations

Dealings Affecting Title

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NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
07/03/2012 12:37	11727330	SCHEME DESCRIPTION	FILED
19/05/2021 12:09	13528314	BY-LAWS	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1713655853
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/2012
Property Location	Unit 6, 1 DENMEAD AVENUE, CAMPBELLTOWN, SA 5074
Local Government	CAMPBELLTOWN
Owner Names	925 ESCAPEES PTY. LTD.
Owner Number	71207615
Address for Notices	55 MELBOURNE ST NORTH ADELAIDE, SA 5006
Zone / Subzone	UC(Bu) - Urban Corridor (Business)
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	HU CP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
C27186 LOT 6	CT 6092/633

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$172,000	$325,000			

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Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	$158,000	$300,000			

Building Details

Valuation Number	1713655853
Building Style	Conventional
Year Built	1970
Building Condition	Basic
Wall Construction	Basket Range Stone
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	83 sqm
Number of Main Rooms	4

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

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SA Water

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
17 13655 85 3	CT6092633	3/1/2025	56	2636426

BAIL & ROBAZZA
196 HUTT ST
ADELAIDE SA 5000
dennis@bailrobazza.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: 925 ESCAPEES PTY. LTD.
Location: U6 1 DENMEAD AVE CAMPBELLTOWN LT 6 C27186
Description: HU CP **Capital Value:** $ 325 000
Rating: Residential

Periodic charges

Raised in current years to 31/12/2024

				$
		Arrears as at: 30/6/2024	:	0.00
Water main available:	1/7/2012	Water rates	:	157.20
Sewer main available:	1/7/2012	Sewer rates	:	173.90
		Water use	:	112.60
		SA Govt concession	:	0.00
		Recycled Water Use	:	0.00
		Service Rent	:	0.00
		Recycled Service Rent	:	0.00
		Other charges	:	0.00
		Goods and Services Tax	:	0.00
		Amount paid	:	443.70CR
		Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 78.60 Sewer: 86.95 Bill: 5/3/2025

This account has no meter of its own but is supplied from account no 17 13655 55 4.

The Water Use apportionment option is Uneven.

The apportionment percentage for this account is 14.50%.

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

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

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

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2636426

BAIL & ROBAZZA
POST OFFICE BOX 7085
HUTT STREET SA 5000

DATE OF ISSUE
03/01/2025

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

OWNERSHIP NUMBER	OWNERSHIP NAME
71207615	925 ESCAPEES PTY LTD

PROPERTY DESCRIPTION

6 / 1 DENMEAD AVE / CAMPBELLTOWN SA 5074 / LT 6 C27186

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
1713655853	CT 6092/633	$325,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2024-2025

FIXED CHARGE	$	50.00
+ VARIABLE CHARGE	$	122.45
- REMISSION	$	75.40
- CONCESSION	$	0.00
+ ARREARS / - PAYMENTS	$	-97.05
= 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 Certficate will be issued free of charge. **It is not the due date for payment.**

EXPIRY DATE **03/04/2025**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

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

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2636426

DATE OF ISSUE
03/01/2025

BAIL & ROBAZZA
POST OFFICE BOX 7085
HUTT STREET SA 5000

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

OWNERSHIP NAME
925 ESCAPEES PTY. LTD. & ANR

FINANCIAL YEAR
2024-2025

PROPERTY DESCRIPTION
6 / 1 DENMEAD AVE / CAMPBELLTOWN SA 5074 / LT 6 C27186

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
1713655853	CT 6092/633	$172,000.00	0.0000 HA

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

CURRENT TAX	**$**	860.00	**SINGLE HOLDING**	**$**	0.00
- DEDUCTIONS	**$**	0.00			
+ ARREARS	**$**	0.00			
- PAYMENTS	**$**	214.88			
= AMOUNT PAYABLE	**$**	**645.12**			

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 **03/04/2025**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
T1034226

OWNERSHIP NAME
925 ESCAPEES PTY. LTD. & ANR

ASSESSMENT NUMBER
1713655853

AMOUNT PAYABLE
$645.12

AGENT NUMBER
100018814

AGENT NAME
BAIL & ROBAZZA

PAYABLE ON OR BEFORE
03/04/2025

+80013892590012> +000927+ <0551179034> <0000064512> +444+