

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 parentheses below or to the side of the question).

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

SA FORM 1

S.A. Form1's Pty Ltd - ABN : 26 168 075 778
proudly associated with *Critchley & Associates Conveyancers*

1283 North East Road, Tea Tree Gully SA 5091
Tel: 8397 4000 | admin@saform1.com.au

Part A—Parties and land

1. Purchaser:

Address:

Street 1:

Suburb: State: Postcode:

2. Purchaser's registered agent:

Address:

Street 1:

Suburb: State: Postcode:

3. Vendor:

EMILY MURGATROYD

Address:

Street 1: UNIT 2 / 18 WEST STREET

Suburb: BEVERLEY State: SA Postcode: 5009

4. Vendor's registered agent:

KLEMICH REAL ESTATE PTY LTD T/A KLEMICH REAL ESTATE

Address:

Street 1: UNIT 1 / 245 FULLARTON ROAD

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)

UNIT 1 IN STRATA PLAN 13888

Street 1: UNIT 1 / 274 GOODWOOD ROAD

Suburb: CLARENCE PARK State: SA Postcode: 5034

being the *whole / ~~portion~~ of the land comprised in Certificate of Title
VOLUME 5347 FOLIO 460

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:
2/18 WEST STREET, BEVERLEY, SA 5009
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:
FAX: 08 8132 0244 EMAIL: sold@klemich.com.au; andrew@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:
UNIT 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~~, EMILY MURGATROYD

of 2/18 WEST STREET, BEVERLEY, SA 5009

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: 02/02/2026

Signed: EMILY MURGATROYD

Date:

Signed:

Date:

Signed:

Date:

Signed:

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

(section 9)

To the purchaser:

I, CLAYTON BARBER OF S.A. FORM 1'S 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: 02/02/2026

Signed: Clayton Barber

~~*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

<div>1.1Mortgage of land</div> <div>(Note: Do not omit this item. The item and its heading must be included in the statement even if not applicable.)</div>	<div>Is this item applicable?</div> <div>Will this be discharged or satisfied prior to or at settlement?</div> <div>Are there attachments?</div> <div>If YES, identify the attachment(s): (and, if applicable, the part(s) containing the particulars)</div> <div>CERTIFICATE OF TITLE</div> <div>Number of mortgage: (if registered)</div> <div>13798931</div> <div>Name of mortgagee:</div> <div>G&C MUTUAL BANK LTD. (ACN: 087 650 637)</div>	<div>☒</div> <div>YES</div> <div>YES</div>
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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

Description of land subject to easement:

THE WHOLE OF THE LAND COMPRISED IN
CERTIFICATE OF TITLE - VOLUME 5347 FOLIO 460

Nature of easement:

THERE MAY EXIST STATUTORY EASEMENT(S) THAT ARE NOT REGISTERED OR DEFINED ON THE TITLE FOR THE LAND, FOR PURPOSES SUCH AS (WITHOUT LIMITATION) ELECTRICITY INFRASTRUCTURE, GAS SUPPLY, WATER SUPPLY, SEWERAGE AND TELECOMMUNICATIONS TO, FROM AND THROUGH THE LAND

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

If YES, give details:

1.3 Restrictive covenant

(Note: Do not omit this item. This item and its heading must be included in the statement even if not applicable.)

~~Is this item applicable?~~



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

~~Are there attachments?~~

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

~~Nature of restrictive covenant:~~

~~Name of person in whose favour restrictive covenant operates:~~

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

~~If NO, give details:~~

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

1.4 Lease, agreement for lease, tenancy agreement or licence

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

(Note: Do not omit this item. This item and its heading must be included in the statement even if not applicable.)

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Name of parties:~~

~~Period of lease, agreement for lease etc.~~

~~From _____ to _____~~

~~Amount of rent or licence fee:~~

~~\$ _____ per _____ (period)~~

~~Is the lease, agreement for lease etc in writing?~~

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

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

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

5. Development Act 1993 (repealed)

5.1	section 42 - Condition (that continues to apply) of a development authorisation	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 UNLEY COUNCIL SEARCH	
		Condition(s) of authorisation:	
		REFER TO CITY OF UNLEY COUNCIL SEARCH	
		APPLICATION NUMBER: 090/41/1996/DT Description of Development: Strata title 10 units Development Approval: 05-Feb-1996 This application is subject to the following conditions: No ongoing applicable conditions exist for this application.	

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed)	<i>Is this item applicable?</i>	☒
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	NO
		<i>Are there attachments?</i>	YES
		<i>If YES, identify the attachment(s): (and, if applicable, the part(s) containing the particulars)</i>	
		CITY OF UNLEY COUNCIL SEARCH	
		Nature of condition(s):	
		REFER TO CITY OF UNLEY COUNCIL SEARCH	
		1) APPLICATION NUMBER: 090/145/1975/BA Description of Development: Carports Development Approval: 10-Mar-1975	
		2) APPLICATION NUMBER: 090/255/1975/BA Description of Development: Carports Development Approval: 28-Apr-1975	
		These applications are subject to the following conditions: No ongoing applicable conditions exist for these applications.	

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

7. Emergency Services Funding Act 1998

7.1	section 16 - Notice to pay levy	<i>Is this item applicable?</i>	☒
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	YES
		<i>Are there attachments?</i>	YES
		<i>If YES, identify the attachment(s): (and, if applicable, the part(s) containing the particulars)</i>	
		CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE	
		Date of notice:	
		12 JANUARY 2026	
		Amount of levy payable:	
		Refer to Certificate of ESL Payable	

21. Local Government Act 1999

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

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

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

Date of notice, order etc:

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

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

22. Local Nuisance and Litter Control Act 2016

22.1 section 30 - Nuisance or litter abatement 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:

Notice issued by:

Nature of requirements contained in notice:

Time for carrying out requirements:

23. Metropolitan Adelaide Road Widening Plan Act 1972

23.1	section 6 - Restriction on building work	Is this item applicable?	☒
		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)	
		DEPARTMENT FOR INFRASTRUCTURE AND TRANSPORT RESPONSE	

Does the restriction apply to all of the land?

NO

If NO, give details about the part of the land to which the restriction applies:

REFER TO DEPARTMENT FOR INFRASTRUCTURE AND TRANSPORT RESPONSE

29. Planning, Development and Infrastructure Act 2016

<div>29.1</div> <div>Part 5 - Planning and Design Code</div> <div>(Note - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.)</div>	<div>Is this item applicable?</div> <div>Will this be discharged or satisfied prior to or at settlement?</div> <div>Are there attachments?</div> <div>If YES, identify the attachment(s): (and, if applicable, the part(s) containing the particulars)</div> <div>PROPERTY INTEREST REPORT, CITY OF UNLEY COUNCIL SEARCH</div>	<div>☒</div> <div>NO</div> <div>YES</div>
<div>Title or other brief description of zone, subzone and overlay in which the land is situated: (as shown in the Planning and Design Code)</div> <div>ZONES: SUBURBAN NEIGHBOURHOOD (SN)</div> <div>SUBZONES: NO</div> <div>ZONING OVERLAYS: AIRPORT BUILDING HEIGHTS (REGULATED) (ALL STRUCTURES OVER 15 METRES)</div> <div>BUILDING NEAR AIRFIELDS</div> <div>FUTURE ROAD WIDENING</div> <div>PRESCRIBED WELLS AREA</div> <div>REGULATED AND SIGNIFICANT TREE</div> <div>STORMWATER MANAGEMENT</div> <div>SIGNIF RETIREMENT FACILITY SUPPORTED ACCOM SITES</div> <div>TRAFFIC GENERATING DEVELOPMENT</div> <div>URBAN TRANSPORT ROUTES</div> <div>URBAN TREE CANOPY</div>		
<div>Is there a State heritage place on the land or is the land situated in a State heritage area?</div> <div>Is the land designated as a local heritage place?</div> <div>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?</div> <div>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?</div> <div>Note - For further information about the Planning and Design Code https://code.plan.sa.gov.au.</div>		

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

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

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

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

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

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

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

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

Date of notice:

Name of person giving notice of proposed work:

Building work proposed: (as stated in the notice)

Other building work as required pursuant to the Act:

29.4 section 140 - Notice requesting access

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

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

Date of notice:

Name of person requesting access:

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

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

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

Date of order:

Terms of order:

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

Amount payable: (if any)

29.6 section 142 - Notice to complete development

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

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

Date of notice:

Requirements of notice:

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

Amount payable: (if any)

29.7 section 155 - Emergency order

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable: (if any)

29.8 section 157 - Fire safety notice

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

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

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

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable: (if any)

☐

29.9 section 192 or 193 - Land management agreement

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

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

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

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

Date of agreement:

Names of parties:

Terms of agreement:

☐

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

~~**Is this item applicable?**~~
~~**Will this be discharged or satisfied prior to or at settlement?**~~
~~**Are there attachments?**~~
~~If YES, identify the attachment(s):~~
~~(and, if applicable, the part(s) containing the particulars)~~

☐

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable: (if any)

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

~~**Is this item applicable?**~~
~~**Will this be discharged or satisfied prior to or at settlement?**~~
~~**Are there attachments?**~~
~~If YES, identify the attachment(s):~~
~~(and, if applicable, the part(s) containing the particulars)~~

☐

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable: (if any)

29.12 Part 16 Division 1 - Proceedings

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

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

Date of commencement of proceedings:

Date of determination or order: (if any)

Terms of determination or order: (if any)

29.13 section 213 - Enforcement
notice

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

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

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable: (if any)

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

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

☐

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

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

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

Particulars relating to a strata unit



- 1 Name of strata corporation: STRATA CORPORATION 13888 INC
Address of strata corporation: 274 GOODWOOD ROAD, CLARENCE PARK, SA 5034
- 2 Application must be made in writing to the strata corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the strata corporation for the articles referred to in 6 unless the articles are obtained from the Lands Titles Registration Office.
- 3 Particulars supplied by the strata corporation or known to the vendor:
- (a) particulars of contributions payable in relation to the unit: (including details of arrears of contributions related to the unit)
REFER TO THE PARTICULARS SUPPLIED BY THE STRATA CORPORATION (STATEMENT PURSUANT TO SECTION 41) AND ENCLOSURES
- (b) particulars of assets and liabilities of the strata corporation:
REFER TO THE PARTICULARS SUPPLIED BY THE STRATA CORPORATION (STATEMENT PURSUANT TO SECTION 41) AND ENCLOSURES
- (c) particulars of expenditure that the strata corporation has incurred, or has resolved to incur, and to which the unit holder of the unit must contribute, or is likely to be required to contribute:
REFER TO THE PARTICULARS SUPPLIED BY THE STRATA CORPORATION (STATEMENT PURSUANT TO SECTION 41) AND ENCLOSURES
- (d) particulars of the unit entitlement of the unit:
THE UNIT ENTITLEMENT VALUE IS 960 OF A TOTAL OF 10,000

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

- 4 Documents supplied by the strata corporation that are enclosed:
- (a) a copy of the minutes of the general meetings of the strata corporation and management committee
*for the 2 years preceding this statement / ~~since the deposit of the strata plan;~~
(*Strike out or omit whichever is the greater period)
YES
- (b) a copy of the statement of accounts of the strata corporation last prepared;
YES
- (c) a copy of current policies of insurance taken out by the strata corporation.
YES

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

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

NOT APPLICABLE

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

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



REFER TO ATTACHED PLUMBING INFORMATION

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

Name: ACE BODY CORPORATE MANAGEMENT

Address: 463 Regency Road Prospect SA 5082 Australia
TEL: 8342 1544
EMAIL: adelaidecbd@acebodycorp.com.au

Note-

- 1 A strata corporation must (on application by or on behalf of a current owner, prospective purchaser or other relevant person) provide the particulars and documents referred to in 3(a)-(c), 4 and 6 and must also make available for inspection its accountancy records and minute books, any contract with a body corporate manager, the register of unit holders and unit holder entitlements that it maintains and any documents in its possession relating to the design and construction of the buildings or improvements on the site or relating to the strata scheme.
- 2 Copies of the articles of the strata corporation may also be obtained from the Lands Titles Registration Office.
- 3 All owners of a strata unit are bound by the articles of the strata corporation. The articles regulate the rights and liabilities of owners of units in relation to their units and the common property and matters of common concern.
- 4 For a brief description of some of the matters that need to be considered before purchasing a strata unit, see Division 3 of this Schedule.

Schedule-Division 3-Community lots and strata units



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

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

Governance

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

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

Use of your property

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

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

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

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

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 1 corporation, then you should not expect that all lot owners in the group will have equal voting rights. The corporations may be structured so that, even though there are more apartments than shops in the group, the shop-owners can outvote the apartment owners on some matters. Make enquiries so that you understand how many corporations there are and what voting rights you will have.

Further information

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

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

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

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

You can also seek advice from a legal practitioner.

ANNEXURES

~~* There are no documents annexed hereto~~

* The following documents are annexed hereto -

- FORM R3- BUYERS INFORMATION NOTICE
- COPY OF CERTIFICATE(S) OF TITLE TO THE LAND
- STRATA PLAN
- THE PARTICULARS SUPPLIED BY THE STRATA CORPORATION
(STATEMENT PURSUANT TO SECTION 41) AND ENCLOSURES
- PLUMBING INFORMATION
- PROPERTY INTEREST REPORT
- CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE
- CERTIFICATE OF LAND TAX PAYABLE
- SA WATER CERTIFICATE OF CHARGES
- CITY OF UNLEY COUNCIL SEARCH
- PLANSA - REGULATED AND SIGNIFICANT TREE REFORMS
- DEPARTMENT FOR INFRASTRUCTURE AND TRANSPORT RESPONSE

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 _____

Signature of purchaser(s)

<div></div>	Signature	<div></div>	Signature
<div></div>	Date	<div></div>	Date
<div></div>	Signature	<div></div>	Signature
<div></div>	Date	<div></div>	Date

(*Strike out whichever is not applicable)



S.A. Form1's Pty Ltd - ABN : 26 168 075 778

proudly associated with Critchley & Associates Conveyancers

1283 North East Road, Tea Tree Gully SA 5091

Tel: 8397 4000 | admin@saform1.com.au

FORM R3 – BUYERS INFORMATION NOTICE

Annexure to Form 1 – Vendor's Statement

Land and Business (Sale and Conveyancing) Act 1994 section 13A

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

Buyers information notice

Prescribed notice to be given to purchaser

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 e.g. sheds and fences?
- Does the property have any significant **defects** e.g. **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** (e.g. electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit www.cbs.sa.gov.au

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



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COPY OF CERTIFICATE(S) OF TITLE TO THE LAND

Annexure to Form 1 – Vendor's Statement



Product
Date/Time
Customer Reference
Order ID

Register Search (CT 5347/460)
09/01/2026 03:51PM
27052
20260109006211

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5347 Folio 460

Parent Title(s) CT 5090/831, CT 5090/832, CT 5090/833, CT 5090/834 AND OTHERS
Creating Dealing(s) SA 8117871
Title Issued 20/06/1996 **Edition** 7 **Edition Issued** 03/06/2022

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

EMILY MURGATROYD
OF UNIT 1 274 GOODWOOD ROAD CLARENCE PARK SA 5034

Description of Land

UNIT 1 STRATA PLAN 13888
IN THE AREA NAMED CLARENCE PARK
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13798931	MORTGAGE TO G&C MUTUAL BANK LTD. (ACN: 087 650 637)

Notations

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

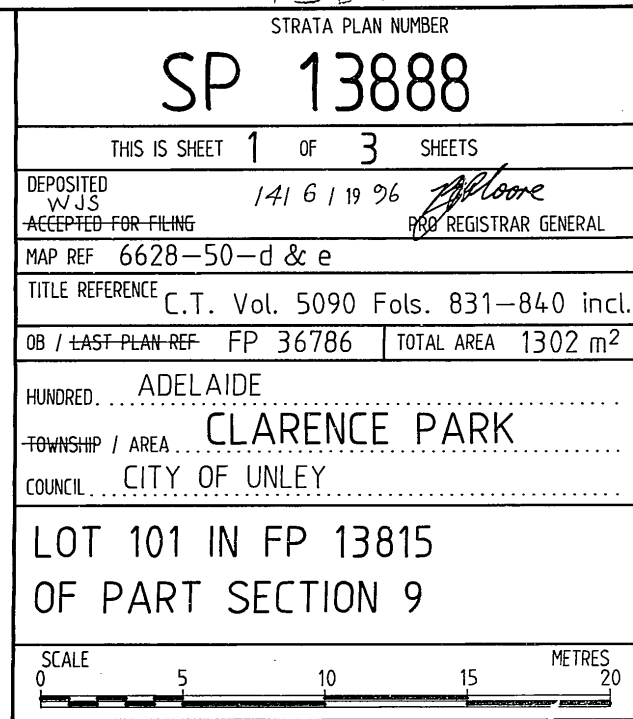


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STRATA PLAN

Annexure to Form 1 – Vendor's Statement



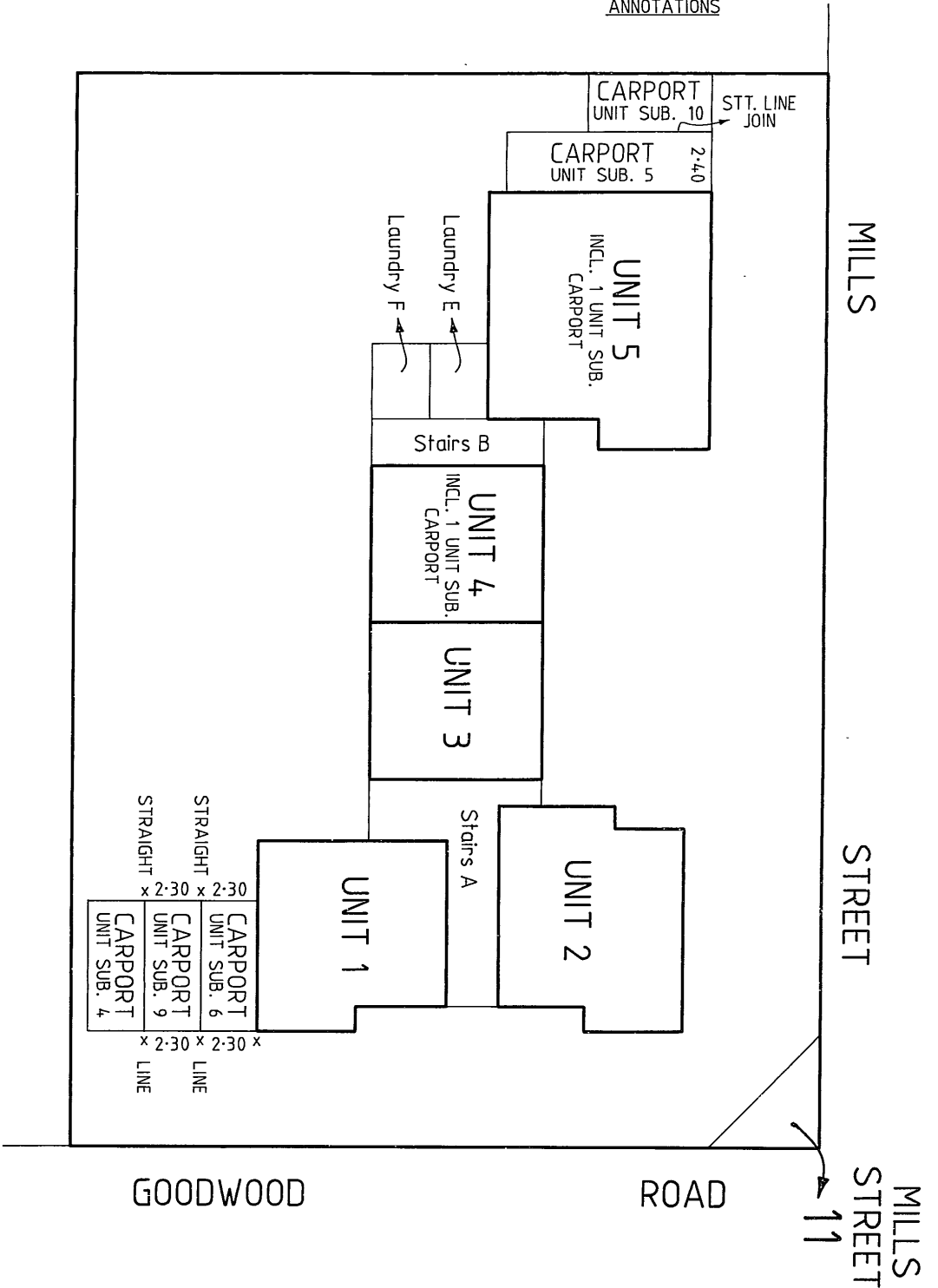
FV-DOLD

SP 13888

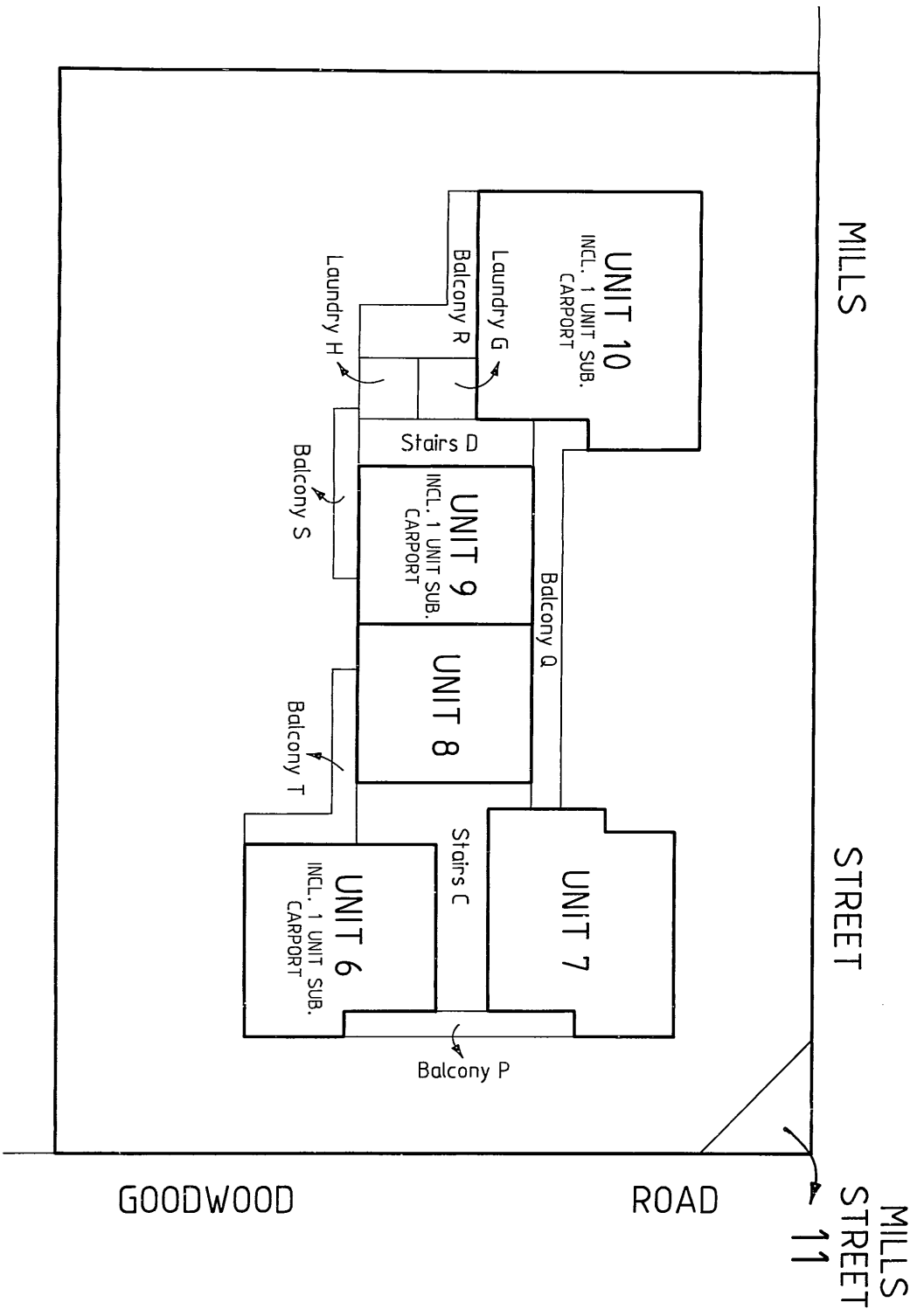
STRATA PLAN NUMBER	
SP 13888	
THIS IS SHEET 2 OF 3 SHEETS	
DEPOSITED WJS	14/6/1996 <i>Applave</i> PRO REGISTRAR GENERAL
ACCEPTED FOR FILING	
MAP REF 6628-50-d & e	
COUNCIL CITY OF UNLEY	
SCALE 0 5 10 15 20 METRES	

ANNOTATIONS

GROUND FLOOR PLAN



FIRST FLOOR PLAN



CAVALLO, FOREST & ASSOCS.
SURVEYING & PLANNING CONSULTANTS
66 WYATT STREET — ADELAIDE 5000
Phone 232 5777
Reference — 95 070

Application No. 8117871	STRATA PLAN NUMBER
	SP 13888
	DEPOSITED 14/06/1996  PRO REGISTRAR-GENERAL
	THIS IS SHEET 3 OF 3 SHEETS

SCHEDULE OF UNIT ENTITLEMENTS

UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT
1	960				
2	1050				
3	960				
4	960				
5	1180				
6	915				
7	1005				
8	915				
9	915				
10	1140				
				AGGREGATE	
				ROAD OR RESERVE ALLOTMENTS	
				11	
AGGREGATE	10000	AGGREGATE			



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THE PARTICULARS SUPPLIED BY THE STRATA CORPORATION (STATEMENT PURSUANT TO SECTION 41) AND ENCLOSURES

Annexure to Form 1 – Vendor's Statement



BODY CORPORATE MANAGEMENT

STRATA TITLES ACT 1988

SECTION 41

Request from:

SEARCHLIGHT TECHNOLOGY,
searches@searchlighttechnology.com.au.

16 January 2026

Information is furnished with regard to:

Strata Corporation 13888 Inc

Owner: Ms Emily Murgatroyd

Unit 1 Plan No. 13888 at 274 Goodwood Road, CLARENCE PARK SA 5034

In response to your recent request for certain information as provided by Sect. 41 of the Strata Titles Act 1988, we furnish - Particulars of any contribution payable in relation to the unit

- (1) **Levy Contributions** for Lot 1 / Unit 1 are \$679.66 per quarterly.
- (2) **Total Arrears for the lot** (Admin Fund, Sinking Fund, special levies, interest and fees) as at 16 January 2026 is **\$00.00**
- (3) **Administrative fund – contributions payable by regular periodic instalments or lump sum.**
Agreed Admin Fund levy contributions and due dates.

Amount	Period	Date due
\$439.66	15 Apr 2025 to 14 Jul 2025	01 Jun 2025
\$439.66	15 Jul 2025 to 14 Oct 2025	25 Jul 2025
\$439.66	15 Oct 2025 to 14 Jan 2026	15 Oct 2025
\$439.66	15 Jan 2026 to 14 Apr 2026	15 Jan 2026

Amounts NOT PAID by DUE DATE (Current Arrears)	\$0.00
Prepaid levies (Paid Prior to Due Date).	\$0.00
Interest due on unpaid levies	\$0.00

- (4) **Sinking fund – contributions payable by regular periodic instalments or lump sum**

Agreed Sinking Fund levy contributions and due dates (additional to Admin Levy)

Amount	Period	Date due
\$240.00	15 Apr 2025 to 14 Jul 2025	01 Jun 2025
\$240.00	15 Jul 2025 to 14 Oct 2025	25 Jul 2025
\$240.00	15 Oct 2025 to 14 Jan 2026	15 Oct 2025
\$240.00	15 Jan 2026 to 14 Apr 2026	15 Jan 2026

Amounts NOT PAID by DUE DATE (Current Arrears)	\$0.00
Prepaid levies (Paid Prior to Due Date).	\$0.00
Interest due on unpaid levies	\$0.00

- (5) **Special contributions**

NOTE: This search is current as of the notice date, we advise you call our office prior to settlement to get any updates, please request the purchaser to contacts our office immediately so that levy arrears/legal cost for unpaid levies are avoided.



BODY CORPORATE MANAGEMENT

(6) The body corporate presently has the following insurance cover:

Policy No. HU000607361 4 CHU Underwriting Agency Pty Ltd

Type: Strata Broker: Resolute Property Protect Pty Ltd
Level 5, 90 Collins Street, MELBOURNE SA 3000

Premium: \$7,835.52 Paid on: 09/09/2025 Policy start date: 15/09/2025 Next due: 15/09/2026

Cover	Sum insured	Excess	Notes
Building	\$3,430,000.00	\$2,000.00	Policy 1 standard
Common Area Contents	\$34.00	\$0.00	Policy 1
Loss of Rent & Temporary Accommodation	\$514,000.00	\$0.00	Policy 1
Public Liability	\$30,000,000.00	\$0.00	Policy 2
Office Bearers Liability	\$5,000,000.00	\$0.00	Policy 6
Fidelity Guarantee	\$250,000.00	\$0.00	Policy 5
Voluntary Workers	300,000/3,000	\$0.00	Policy 3
Machinery Breakdown	\$10,000.00	\$1,000.00	Policy 7
Govt. Audit Costs	\$25,000.00	\$0.00	Policy 9
Appeal Expenses - Common Property Health & Safety	\$100,000.00	\$0.00	Policy 9
Legal Defence Expenses	\$100,000.00	\$1,000.00	Policy 9
Lot Owner's Fixtures & Improvements	\$250,000.00	\$0.00	Policy 10
POLICY EXCESS	Flood cover is inclu	\$2,000.00	Flood excess

(7) Particulars of Assets and Liabilities of the Corporation

A copy of the Balance Sheet at the date of this Statement is attached.

(8) Particulars of any Expenditure

(a) Incurred by the Corporation

- Please refer to financial report.

(b) Resolved to be incurred to which the unit holder must, or is likely to be required to, contribute

- Please refer to the past minutes and financial report or refer to current owner for specific queries.

(c) Particulars in relation to any prescribed matter:

Please refer to attached minutes

(d) Particulars relating to the Water Bill

Please check with SA Water and/or Strata Water Solutions on 8172 0816 for final water reading.

(9) Provide copies of—

- The minutes of general meetings of the corporation and meetings of its management committee for such period, not exceeding two years, specified in the application;
- The statement of accounts of the corporation last prepared by the corporation;
- The articles for the time being in force;

PO Box 672, PROSPECT EAST SA 5082 Tel: 8342 1544

Email: accounts.sa@acebodycorp.com.au

www.acebodycorp.com.au



BODY CORPORATE MANAGEMENT

- (iv) Current policies of insurance taken out by the corporation;

(10) Make available for inspection—

- (i) a copy of the accounting records of the corporation;
- (ii) the minute books of the corporation;
- (iii) any other prescribed documentary material i.e.
 - (a) the duplicate certificate of title for the common property;
 - (b) a copy of all plans, drawings, specifications and reports in his or her possession relating to the design and construction of buildings and building improvements on the site.
 - (c) a copy of any other notice, order or document in his or her possession relating to the strata scheme of which the strata corporation will need to know in order to carry out its statutory functions.

(11) An application under this section must be accompanied by the prescribed fee.

(12) Note: A statement of a strata corporation provided for the purposes of subsection (1)(a) is, in favour of the person to whom it is provided and as against the corporation, conclusive evidence (as at the date of the statement) of the matters contained in the statement. The corporation invites the purchaser to make their own enquiries in to matters of the corporation.



BODY CORPORATE MANAGEMENT



Tax Invoice / Receipt
ABN: 85 102 494 717

463 Regency Road
Prospect SA 5082

RECIEVED FROM

SEARCHLIGHT TECHNOLOGY,
searches@searchlighttechnology.com.au.

RECEIPT DATE

16 January 2026

PAYMENT METHOD

EFT

SUMMARY

Section 41

Strata Corporation 13888 Inc
Owner: Ms Emily Murgatroyd
Address: Unit 1, 274 Goodwood Road, CLARENCE PARK SA 5034

\$105.60 (Inclusive of GST)

Signed by

Tyson D'Sylva
ACE Body Corporate Management
For Strata Corporation 13888 Inc

SPECIAL NOTE: To clarify what is being bought and sold the agent should ensure that the dimensions, boundaries and designated areas of the unit correspond with the strata plan.



SCHEDULE 3

Articles of Strata Corporation

1. (1) A unit holder must—

(a) maintain the unit in good repair;

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

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

2. A person bound by these articles—

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

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

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

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

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

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

5. A person bound by these articles—

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

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

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

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

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

7. A person bound by these articles must not—

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

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

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

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

(b) on any part of the common property.



BODY CORPORATE MANAGEMENT

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

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

11. A person bound by these articles—

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

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

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

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

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



BODY CORPORATE MANAGEMENT

OWNER INFORMATION SHEET

Unit 1 in Plan No. 13888 at 274 Goodwood Road, CLARENCE PARK SA 5034

Settlement Date

In order to bring our records up to date, for any EMERGENCIES that may arise and particularly if you have not recently provided this information, would you please complete and return this form promptly.

Title: Dr/ Mr/ Mrs/ Ms/ Miss/ Other (Please circle)

Full name of owner/s:

Owner Address:

Address for service of account circulars etc:

I wish for my corporation to have web access for financial data. YES ☐ NO ☐

Phone:

Work :

Mobile

Email Address: if you want to have your levies emailed

Do you have an Agent? YES ☐ NO ☐ (if Yes, please complete below)

Send all correspondence to Agent YES ☐ NO ☐ (If NO will be sent to above owner address)

Send Levies to Agent YES ☐ NO ☐

Name & Address of Agent:

Agent Phone:

Agent Email:

Conveyancer Acting On Behalf Of Vendor:

Contact Details:

Conveyancer Acting On Behalf Of Purchaser

Contact Details:



Balance Sheet

As at 16/01/2026

Ace Body Corporate Management
ABN: 85 102 494 717
PO Box 671, Modbury SA
Ph: 08 8342 1544
E: accounts.sa@acebodycorp.com.au

Strata Corporation 13888 Inc

274 Goodwood Road, CLARENCE PARK SA 5034

Current period

Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	(2,789.99)
Owners Equity--Admin	6,605.96
	3,815.97
Sinking Fund	
Operating Surplus/Deficit--Sinking	(2,760.00)
Owners Equity--Sinking	17,647.03
	14,887.03
Net owners' funds	\$18,703.00
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	2,353.67
Receivable--Levies--Admin	1,168.30
Receivable--Owners--Admin	426.00
	3,947.97
Sinking Fund	
Cash at Bank--Sinking	14,249.28
Receivable--Levies--Sinking	637.75
	14,887.03
Unallocated Money	
	0.00
<i>Total assets</i>	18,835.00
Less liabilities	
Administrative Fund	
Creditors--Other--Admin	132.00
	132.00
Sinking Fund	
	0.00
Unallocated Money	
	0.00
<i>Total liabilities</i>	132.00
Net assets	\$18,703.00



MINUTES OF THE ANNUAL GENERAL MEETING STRATA CORPORATION Plan No. 13888 274 GOODWOOD ROAD CLARENCE PARK

DATE, PLACE & TIME OF MEETING: Thursday, 27 March 2025
02:00 PM.
Teleconference, StrataVote, or attend in person at Ace Office.

LOTS REPRESENTED:

Lot 1	Ms. Emily Murgatroyd	Proxy to ABCM
Lot 2	Ms. Antoinette Hennessy	Owner present
Lot 3	Ashburton Geoscience Pty Ltd	Proxy to ABCM
Lot 7	Mr. Derren Halleday	Owner present
Lot 9	Mr. Leigh & Mrs. Jelena Evans	Proxy to ABCM

IN ATTENDANCE: Wesley Schache of Ace Body Corporate Management

1. Appointment of Chairperson

Owners represented were in majority favour of Wesley Schache of ABCM to assist the corporation with conducting the meeting and recording the minutes.

Motion CARRIED.

2. Disclosure of Pecuniary Interest

It is an offence to not disclose any direct or indirect pecuniary interest in a matter in relation to the corporation. Under the Strata Titles Act, a delegate of the strata corporation who has direct or indirect pecuniary interest in a matter in relation to which he or she proposes to perform delegated functions or powers must disclose the nature of the interest, in writing, to the corporation before performing functions or powers.

3. Quorum, In Attendance, Recording of Proxies

A quorum was declared with 5 of the 10 financial members in attendance per the Strata Title Act 1988 [s33]

4. Confirmation of Previous Meeting Minutes

The minutes of the Annual General Meeting held on 25th of March 2024 were accepted as a true and accurate record of the proceedings.

Motion CARRIED.

MEETING MINUTES OF STRATA CORPORATION 13888
274 GOODWOOD ROAD, CLARENCE PARK
Thursday, 27 March 2025

5. Business Arising from Previous Meeting

The following items are outstanding and require input at this AGM...

- External Painting- The meeting to discuss and review the attached quotes obtained from J & L Painting Services Pty Ltd; Pridal Services; Blacksilver (an amended quote to be tabled at the AGM).

Discussion: The owners present reviewed the attached quotes obtained from J&L Painting \$41,459.00 inc GST; Pridal Services \$25,300.00 inc GST and the tabled revised quotation from Blacksilver \$12,760.00 inc GST for the external painting to be completed for the Corporation. After further discussion, owners present agreed for the Blacksilver quote to proceed and for costs to be covered by sinking funds. Once the work is scheduled to commence all owners/property managers will be notified by ABCM.

Agreed by all represented.

6. Confirmation of Financial Statements

The financial statements for the twelve month period ending 31st of January 2025 were accepted as an accurate record of the corporation's financial position by the members of the corporation. All records were accessible throughout the meeting.

Motion CARRIED.

7. APPOINTMENTS

7.1 Election of Office Bearers

In accordance with the Strata Title Act 1988 Part 3, Division 1 Section 23, the members of Body Corporate elected the following members for the current 12 months.

Presiding Officer:	Derren Halleday
Treasurer:	Derren Halleday
Secretary:	Emily Murgatroyd

If no office bearers are appointed or a position becomes vacant, ABCM advised in order to remain compliant with the legislation a General Meeting of the corporation will need to be convened of all owners (fees may apply). The strata corporation is non-compliant if any of these positions is allowed to remain vacant for more than six months (Under Section 23 of the Act). Unless all of the units comprised in the strata scheme consist of non-residential premises, the officers of a strata corporation must be unit holders. One person may hold two or more of these positions.

Motion CARRIED.

MEETING MINUTES OF STRATA CORPORATION 13888
274 GOODWOOD ROAD, CLARENCE PARK
Thursday, 27 March 2025

7.2 Election of Management Committee

The members of the corporation agreed the office bearers would constitute the corporation's management committee.

ABCM is authorised to share contact details of all committee members between committee members. All committee members must use the owner portal for ease of communications. The committee is aware that all committee minutes will be filed and accessible by all owners.

The management committee to be authorised to proceed for each occurrence of unplanned maintenance work that may occur throughout the year and raise special levies if required. The management committee does not have the power to authorise anything for which a special or unanimous resolution of the corporation is required by the legislation or the articles of the corporation in accordance with Strata Titles Act 1988 (s35[8]).

The corporation as per section 9.4 of the management agreement acknowledges the Presiding Officer is appointed to communicate all approved instructions to ABCM, unless the Management Committee elects another committee member to provide approved instructions to ABCM. In any event, instructions shall only be communicated to ABCM by one committee spokesperson to create clear and effective channels of communication.

Motion CARRIED.

7.3 Appointment of Management

Ace Body Corporate Management are appointed as manager for the corporation's current financial year, and provide routine services in accordance with the Strata Titles Act 1988 Section 23 to assist the appointed officer bearers for the following 12 months in accordance with Sections 2.1 and the General Conditions of the management agreement. Pro-rata management fees will be charged from the end of the corporation's financial year up until the next Annual General Meeting of the corporation.

All funds of the corporation are to be deposited in the Macquarie Bank account in the name of the corporation, which shall be audited and operated in accordance with the legislation. The Presiding Officer or an appointed office bearer is authorised by the Body Corporate to sign the management agreement. If a signed copy has not been received by ABCM within 21 days, the agreement is deemed to have been accepted by the Body Corporate.

ABCM advised additional services in sections 2.2, 2.3, and Special Conditions as stated in the management agreement are provided, they will be charged to the corporation where applicable. The Corporation agrees that extended administration for an individual(s) may be levied to the lot owner and recoverable. These charges may include but not limited to, extended administration, non routine functions, government charges, registering as public officer, disbursements, audit charges and tax preparation if necessary. These charges will be debited to the corporation or the individual as applicable.

Motion CARRIED.

MEETING MINUTES OF STRATA CORPORATION 13888
274 GOODWOOD ROAD, CLARENCE PARK
Thursday, 27 March 2025

8. INSURANCE

8.1 Current Insurance and Last Valuation

ABCM advised that the corporation is required to keep all buildings and building improvements insured to their full replacement value as per Strata Titles Act Division 4 Section(s) 30, Duty to insure, (1) A Strata Corporation must keep all buildings and building improvements on the site insured to their replacement value. Section 31, Duty to insure against liability.

The previous valuation was undertaken 23 Aug 2022 with the amount being \$2,760,000.00.

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
HU0006073614	CHU Underwriting Agency Pty Ltd	15 Sep 2025	Building	\$2,760,000.00
			Common Area Contents	\$5,250.00
			Loss of Rent & Temporary Accommodation	\$414,000.00
			Public Liability	\$30,000,000.00
			Office Bearers Liability	\$5,000,000.00
			Fidelity Guarantee	\$250,000.00
			Voluntary Workers	\$300,000.00 / \$3,000.00
			Machinery Breakdown	\$10,000.00
			Govt. Audit Costs	\$25,000.00
			Appeal Expenses - Common Property Health & Safety	\$100,000.00
			Legal Defence Expenses	\$100,000.00
			Lot Owner's Fixtures & Improvements	\$250,000.00
			POLICY EXCESS	\$2,000.00 Policy One
			POLICY EXCESS	Flood Cover Included
TOTAL PREMIUM: \$6,012.14				

8.2 Renewal Instructions

Members of the corporation authorise ABCM to arrange, place and provide general advice regarding the insurance on behalf of the corporation.

As part of the ACE network there is a relationship with ACE Hybrid Pty Ltd and Resolute Property Protect Pty Ltd. Resolute is an insurance broker for ABCM procuring insurance products for their customers nationally. ABCM may receive a dividend / commission from this arrangement. ABCM act as an Authorised Representative of Resolute in providing general advice and administrative services related to customers, insurance policy renewals and claims management. This relationship is disclosed in the Authorised Representative's Financial Services Guide (FSG) that is sent to the committee.

Motion CARRIED.

MEETING MINUTES OF STRATA CORPORATION 13888
274 GOODWOOD ROAD, CLARENCE PARK
Thursday, 27 March 2025

8.2 Alternatives for Renewal Instructions

Option D

Obtain Quotes and Valuation Prior to Renewal

Members request ABCM obtain a Valuation prior to renewal and obtain an additional quote as per the valuation. ABCM will send the quotes to the management committee for instruction and provide 7 days for a response. If no instruction is provided the corporation authorise ABCM to renew as per Broker Recommendations. Existing Admin funds will be used for this purpose with a cost limit of \$418.00

'OPTION D' has been selected with the highest votes.

9. REPAIRS & MAINTENANCE

9.1 Contractor Delays - General Advice

ABCM Informs owners - In light of National disasters and current economic conditions good quality contractors have delayed project start times.

We encourage owners to effectively plan maintenance with appropriate start times as many contractors are declining jobs and or may take longer than usual to start work.

9.2 ORDINARY RESOLUTION: Termite Inspection

The corporation agreed for termite visual inspection to be provided by Integrated Pest Services in August. Funds of \$1,650.00 have been allocated in the Administration Budget.

Motion CARRIED.

9.3 ORDINARY RESOLUTION: Garden Maintenance

The Corporation approved continuing with the current Gardening Company Mitcham Hills Garden Maintenance for the next twelve months to perform routine garden services to the common grounds. Funds are allocated in the current budget.

Motion CARRIED.

9.4 ORDINARY RESOLUTION: Gutter & Downpipes Cleaning

The Corporation approved for routine cleaning of all gutters and down-pipes to be performed by JL & JK Bevan Plumbers in August. Funds of \$600.00 have been allocated in the Admin Budget.

Motion CARRIED.

9.5 ORDINARY RESOLUTION: Sewer Maintenance

The Corporation approved JL & JK Bevan Plumbers to undertake non-routine sewer maintenance, the management committee to provide scope of works when sewer maintenance is required. Funds of \$500.00 have been allocated in the Admin Budget.

Motion CARRIED.

9.6 ORDINARY RESOLUTION: Storm Water Drain Maintenance

The Corporation approved JL & JK Bevan Plumbers to undertake non-routine storm water drain maintenance, the management committee to provide scope of works when stormwater drain maintenance is required. Funds of \$500.00 have been allocated in the Admin Budget.

Motion CARRIED.

MEETING MINUTES OF STRATA CORPORATION 13888
274 GOODWOOD ROAD, CLARENCE PARK
Thursday, 27 March 2025

9.7 Corporation Maintenance

The owners present discussed maintenance for the Corporation.

Common Area Garden- Ms. A Hennessy noted the hedges and trees at the rear of the Corporation required trimming and tidying up by the boundary fence and would provide photos to ABCM. ABCM would contact the gardener to undertake this maintenance.

Letter Boxes-The owners present discussed the condition of the letter boxes for the units. ABCM was requested to obtain a quote for replacing the letterboxes. Once the quote was received it would be sent to the management committee to review and provide instructions.

Agreed by all represented

10. BUDGET

10.1 Administration Fund - Unit Entitlement

In accordance with the Strata Titles Act 1988, Part 3 Division 2, Section 27, the members of the corporation agreed to fix the proposed administration budget of \$18,319.00 to meet the corporations financial responsibility for the following twelve months.

Owners are reminded to adequately budget for unexpected occurrences otherwise the corporation will incur additional administrative expense. Contributions are divided by unit entitlement, payable Quarterly due on the following dates: 15 April; 15 July; 15 October; 15 January and to continue until changed at an AGM.

Motion CARRIED.

10.2 Sinking Fund - Unit Entitlement

The members of the corporation agreed with the proposed Sinking Fund of \$10,000.00 per annum. The Sinking Fund's purpose is not to be used for the day to day expense of the corporation unless instructed so by the management committee and is additional to the Administrative Budget. Contributions are divided by unit entitlement and payable Quarterly with Administration Levies.

Corporation members acknowledged and agree should the budget need to be increased to meet obligations, owners present at the meeting are entitled to make this decision on behalf of the corporation.

Motion CARRIED.

11. AUTHORISED DIRECTIVES

11.1 Special Levies

The corporation is encouraged to budget adequate surplus funds at the AGM. If a shortfall of funds occurs for any reason throughout the year, a special levy will be required and ABCM authorised to liaise with the corporation to raise funds required to meet such a shortfall. ABCM made owners aware that extended administration fees will be charged to facilitate the additional financial administration.

MEETING MINUTES OF STRATA CORPORATION 13888
274 GOODWOOD ROAD, CLARENCE PARK
Thursday, 27 March 2025

11.2 Unpaid Contributions/ Levy Debt Collection

Strata Titles Act 1988 Section 27(5) -

"The strata corporation may recover an unpaid contribution (and interest on any such contribution), as a debt, from the unit holder of the unit in respect of which the contribution is payable (whether or not that person was the unit holder when the liability arose)"

Members of the corporation are reminded that if contact details like postal addresses and email address change, failure to notify ABCM may result in overdue levies and initiate arrears process.

Any and all costs and fees related and associated with any action taken by the corporation against a unit (including, but not limited to, the recovery of outstanding contributions and breaches of the Articles), shall be levied against the relevant unit as a debt. Such costs and fees may include, but are not limited to, legal costs, collections costs, third party costs, late fees and administrative fees.

The Corporation authorises ABCM to take all necessary action, including instructing a debt recovery company to initiate legal proceedings against owners on behalf of the corporation, in particular:

- Each owner will be issued an account 30 days before the due date.
- If account remains unpaid, reminder arrears notices will be sent at 7 days and 38 days after the due date.
- If account remains unpaid at 60 days, ABCM will initiate contact with the owner on behalf of the corporation and discuss payment arrangements.
- If no arrears payment arrangements are finalised with owner at 66 days, a Letter of Demand will be issued, and formal debt collection process may commence.

**Please note all debt collection costs, court & search / lodgement fees and interest are recoverable from the Lot/Unit owner.*

11.3 Invoice approval process

The corporation authorises ABCM to pay received invoices for works approved at the AGM.

Approved works arranged outside the AGM, the corporation requires one office bearer to provide approval in writing to ABCM for payment.

11.4 Maintenance Policy

The corporation acknowledges and approves adopting a maintenance policy to expedite jobs. The following is the directive.

- 1) Repairs outside of resolutions at the AGM and equal to or less than \$600.00 inc GST or vital in nature, one Officer Bearer to approve.
- 2) Repairs outside of resolutions at the AGM and greater than \$600.00 inc GST to be referred to the committee to provide instructions.
- 3) Repairs under \$2000.00 ABCM will obtain 1 quote, to be referred to the committee to provide instructions.
- 4) Repairs greater than \$2000.00 ABCM will obtain 2 quotes, a 3rd quote upon instructions from the committee will only be obtained if there is a significant disparity between quotes. Quotes to be referred to the committee to provide instructions.
- 5) Repairs of emergency nature will be attended ASAP and the committee to be informed.
- 6) The corporations committee is authorised to provide scope of works to ABCM and encourages owners to submit independent quotes within the agreed time frame when work is required.

MEETING MINUTES OF STRATA CORPORATION 13888
274 GOODWOOD ROAD, CLARENCE PARK
Thursday, 27 March 2025

12. Communication Protocols

General Information / Documents.

First try our online portal <https://my.smata.com/>

Information available: Insurance Policy Details, Levy Notices, AGM minutes, Plans, invoices Status of open jobs.

Property Emergency or Vital Corporation Matters Phone.

Office Hours: 8342-1544

After Hours Property Emergency: Ken Hall direct on 83645855

Other Important Numbers:

_Police for Behaviour/Noise/etc. 131 444

State Emergency Service (SES) 132 500

Communication from ACE office will include.

- @smata.com emails regarding job status & invoice approvals
- @dropbox.com emails for electronic signing
- @acebodycorp.com.au emails directly from our staff
- Telephone calls or emails direct to committee members for instruction clarification.
- Routine enquiries, **email** our NEST TEAM on eggs@acebodycorp.com.au

Committee Specific Communication / Requirements.

- All committee members require **an active email address** due to time sensitive nature of matters.
- **Quote approvals** will be forwarded via SMATA for approval – click the link on the email
- Required **Invoice Approvals** will be forwarded via SMATA for action
- All job requests outside of the AGM (refer to maintenance policy)
- **Presiding Officer to send approved instructions** from committee to ensure Ace office does not receive conflicting instructions.
- **Presiding Officer is the authorised signatory** for the corporation, unless otherwise authorised at a general meeting.
- Best Practice is to **respond within 14 days** of request.

CLOSURE: There being no further business, the chairperson declared the meeting closed at 02:40 PM.



Balance Sheet

As at 31/01/2025

Ace Body Corporate Management
ABN: 85 102 494 717
PO Box 671, Modbury SA
Ph: 08 8342 1544
E: accounts.sa@acebodycorp.com.au

Strata Corporation 13888 Inc

274 Goodwood Road, CLARENCE PARK SA 5034

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	635.95
Owners Equity--Admin	5,970.01
	<u>6,605.96</u>
Sinking Fund	
Operating Surplus/Deficit--Sinking	1,065.80
Owners Equity--Sinking	16,581.23
	<u>17,647.03</u>
Net owners' funds	<u><u>\$24,252.99</u></u>
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	4,687.85
Receivable--Levies--Admin	1,855.36
Receivable--Owners--Admin	62.75
	<u>6,605.96</u>
Sinking Fund	
Cash at Bank--Sinking	16,589.84
Receivable--Levies--Sinking	1,057.19
	<u>17,647.03</u>
Unallocated Money	<u>0.00</u>
<i>Total assets</i>	<u>24,252.99</u>
Less liabilities	
Administrative Fund	<u>0.00</u>
Sinking Fund	<u>0.00</u>
Unallocated Money	<u>0.00</u>
<i>Total liabilities</i>	<u>0.00</u>
Net assets	<u><u>\$24,252.99</u></u>



Income & Expenditure Statement for the financial year to 31/01/2025

Ace Body Corporate Management
ABN: 85 102 494 717
PO Box 671, Modbury SA
Ph: 08 8342 1544
E: accounts.sa@acebodycorp.com.au

Strata Corporation 13888 Inc

274 Goodwood Road, CLARENCE PARK SA 5034

Administrative Fund

Current period

01/02/2024-31/01/2025

Revenue

Levies --Admin	17,550.04
<i>Total revenue</i>	<u>17,550.04</u>

Less expenses

ATO / Public Officer	99.00
Audit Services	176.00
Comms/Data/Technology - Fixed Fee	810.00
Insurance--Premiums	6,012.14
Maint Bldg--Cleaning	1,452.00
Maint Bldg--Gutters & Downpipes	544.00
Maint Bldg--Gutters & Downpipes Repairs	770.00
Maint Bldg--Plumbing	496.10
Maint Grounds--Lawns & Gardening	2,760.00
Management Fees--Standard	1,899.96
Meeting Fee	165.00
Recovery--Reminder Notices	(55.00)
Termite Inspection /report	1,550.00
Utility--Electricity	234.89
<i>Total expenses</i>	<u>16,914.09</u>

Surplus/Deficit

Opening balance	5,970.01
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Closing balance

\$6,605.96

Sinking Fund

Current period

01/02/2024-31/01/2025

Revenue	
Levies --Sinking	10,000.00
Total revenue	10,000.00
Less expenses	
Maint Bldg--Plumbing - Sewer / Stormwater	8,934.20
Total expenses	8,934.20
Surplus/Deficit	1,065.80
Opening balance	16,581.23
Closing balance	\$17,647.03



MINUTES OF THE ANNUAL GENERAL MEETING STRATA CORPORATION Plan No. 13888 274 GOODWOOD ROAD CLARENCE PARK

DATE, PLACE & TIME OF MEETING: Monday, 25 March 2024
02:00 PM.
Teleconference, Vote Online using StrataVote, or attend in person at Ace Office.

LOTS REPRESENTED:

Lot 1	Ms. Emily Murgatroyd	Proxy to ABCM
Lot 2	Ms. Antoinette Hennessy	Owner present
Lot 5	Ms. Kristen Rohde	Proxy to ABCM
Lot 7	Mr. Derren Halleday	Proxy to ABCM
Lot 8	Ms. Victoria Cock	Owner present
Lot 9	Mr. Leigh & Mrs. Jelena Evans	Proxy to ABCM

IN ATTENDANCE: Wesley Schache of Ace Body Corporate Management

1. Appointment of Chairperson

Owners represented were in majority favour of Wesley Schache of ABCM to assist the corporation with conducting the meeting and recording the minutes.

Motion CARRIED.

2. Quorum, In Attendance, Recording of Proxies

A quorum was declared with 6 of the 10 financial units in attendance or by proxy.

3. Disclosure of Pecuniary Interest

It is an offence to not disclose any direct or indirect pecuniary interest in a matter in relation to the corporation. Under the Strata Titles Act, a delegate of the strata corporation who has direct or indirect pecuniary interest in a matter in relation to which he or she proposes to perform delegated functions or powers must disclose the nature of the interest, in writing, to the corporation before performing functions or powers.

4. Confirmation of Previous Meeting Minutes

The minutes of the Annual General Meeting held on 30th of March 2023 were accepted as a true and accurate record of the proceedings.

Motion CARRIED.

MEETING MINUTES OF STRATA CORPORATION 13888
274 GOODWOOD ROAD, CLARENCE PARK
Monday, 25 March 2024

5. Business Arising from Previous Meeting

The following items are outstanding and require input at this AGM...

- External Painting- The remaining areas of the external painting are still to be completed and will be discussed at the AGM.

Discussion: ABCM informed the owners present the external painting was still to be completed for the exterior of the first floor and ground floor unit areas. ABCM will liaise with the management committee to provide instructions and scope of works required to complete the external painting.

Agreed by all represented.

6.

The financial statements for the twelve month period ending 31st of January 2024 were accepted as an accurate record of the corporation's financial position by the members of the corporation. All records were accessible throughout the meeting.

Motion CARRIED.

7. APPOINTMENTS

7.1 Election of Office Bearers

In accordance with the Strata Title Act 1988 Part 3, Division 1 Section 23, the members of Body Corporate elected the following members for the current 12 months.

Presiding Officer:	Derren Halleday
Treasurer:	Derren Halleday
Secretary:	Leigh Evans

If no office bearers are appointed or a position becomes vacant, ABCM advised in order to remain compliant with the legislation a General Meeting of the corporation will need to be convened of all owners (fees may apply). The strata corporation is non-compliant if any of these positions is allowed to remain vacant for more than six months (Under Section 23 of the Act). Unless all of the units comprised in the strata scheme consist of non-residential premises, the officers of a strata corporation must be unit holders. One person may hold two or more of these positions.

Motion CARRIED.

MEETING MINUTES OF STRATA CORPORATION 13888
274 GOODWOOD ROAD, CLARENCE PARK
Monday, 25 March 2024

7.2 Election of Management Committee

The members of the corporation agreed the office bearers would constitute the corporation's management committee.

ABCM is authorised to share contact details of all committee members between committee members. All committee members must use the owner portal for ease of communications. The committee is aware that all committee minutes will be filed and accessible by all owners.

The management committee to be authorised to proceed for each occurrence of unplanned maintenance work that may occur throughout the year and raise special levies if required. The management committee does not have the power to authorise anything for which a special or unanimous resolution of the corporation is required by the legislation or the articles of the corporation in accordance with Strata Titles Act 1988 (s35[8]).

The corporation as per section 9.4 of the management agreement acknowledges the Presiding Officer is appointed to communicate all approved instructions to ABCM, unless the Management Committee elects another committee member to provide approved instructions to ABCM. In any event, instructions shall only be communicated to ABCM by one committee spokesperson to create clear and effective channels of communication.

Motion CARRIED.

7.3 Appointment of Management

Ace Body Corporate Management were appointed as manager for the corporation's current financial year, and provide routine services in accordance with the Strata Titles Act 1988 Section 23 to assist the appointed officer bearers for the following 12 months in accordance with Sections 2.1 and the General Conditions of the management agreement. Pro-rata management fees will be charged from the end of the corporation's financial year up until the next Annual General Meeting of the corporation.

All funds of the corporation are to be deposited in the Macquarie Bank account in the name of the corporation, which shall be audited and operated in accordance with the legislation. The Presiding Officer or an appointed office bearer is authorised by the Body Corporate to sign the management agreement. If a signed copy has not been received by ABCM within 21 days, the agreement is deemed to have been accepted by the Body Corporate.

ABCM advised additional services in sections 2.2, 2.3, and Special Conditions as stated in the management agreement are provided, they will be charged to the corporation where applicable. These charges may include but not limited to, extended administration, non routine functions, government charges, registering as public officer, disbursements, audit charges and tax preparation if necessary. These charges will be debited to the corporation.

Motion CARRIED.

MEETING MINUTES OF STRATA CORPORATION 13888
274 GOODWOOD ROAD, CLARENCE PARK
Monday, 25 March 2024

8. INSURANCE

8.1 Current Insurance and Last Valuation

ABCM advised that the corporation is required to keep all buildings and building improvements insured to their full replacement value as per Strata Titles Act Division 4 Section(s) 30, Duty to insure, (1) A Strata Corporation must keep all buildings and building improvements on the site insured to their replacement value. Section 31, Duty to insure against liability.

The previous valuation was undertaken 23 Aug 2022 with the amount being \$2,760,000.00.

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
HU0006073614	CHU Underwriting Agency Pty Ltd	15 Sep 2024	Building	\$2,760,000.00
			Common Area Contents	\$5,000.00
			Loss of Rent & Temporary Accommodation	\$414,000.00
			Public Liability	\$30,000,000.00
			Office Bearers Liability	\$5,000,000.00
			Fidelity Guarantee	\$250,000.00
			Voluntary Workers	\$300,000.00 / \$3,000.00
			Machinery Breakdown	\$10,000.00
			Govt. Audit Costs	\$25,000.00
			Appeal Expenses	\$100,000.00
			Legal Defence Expenses	\$100,000.00
			Lot Owner's Fixtures & Improvements	\$250,000.00
			POLICY EXCESS	\$2,000.00 Policy One
			POLICY EXCESS	\$1,000.00 Policy Seven
			POLICY EXCESS	Flood Cover Included
TOTAL PREMIUM: \$5,481.66				

8.2 Renewal Instructions

Members of the corporation authorise ABCM to arrange and place the insurance on behalf of the corporation.

Motion CARRIED.

MEETING MINUTES OF STRATA CORPORATION 13888
274 GOODWOOD ROAD, CLARENCE PARK
Monday, 25 March 2024

8.2 Alternatives for Renewal Instructions

Option A

Maintain Existing

Members agree to maintain the existing building sum insured of upon renewal.

'OPTION A' has been selected with the highest votes.

9. REPAIRS & MAINTENANCE

9.1 Contractor Delays - General Advice

ABCM Informs owners - In light of National disasters and current economic conditions good quality contractors have delayed project start times.

We encourage owners to effectively plan maintenance with appropriate start times as many contractors are declining jobs and or may take longer than usual to start work.

9.2 ORDINARY RESOLUTION: Garden Maintenance

The Corporation approved continuing with the current Gardening Company Mitcham Hills Garden Maintenance for the next twelve months to perform routine garden services to the common grounds. Funds are allocated in the current budget.

Motion CARRIED.

9.3 ORDINARY RESOLUTION: Gutter & Downpipes Cleaning

The Corporation approved for routine cleaning of all gutters and down-pipes to be performed by JL & JK Bevan Plumbers annually prior to winter. Funds of \$600.00 have been allocated in the Admin Budget.

Motion CARRIED.

9.4 ORDINARY RESOLUTION: Sewer Maintenance

The Corporation approved JL & JK Bevan Plumbers to undertake non-routine sewer maintenance, the management committee to provide scope of works when sewer maintenance is required. Funds of \$500.00 have been allocated in the Admin Budget.

Motion CARRIED.

9.5 ORDINARY RESOLUTION: Storm Water Drain Maintenance

The Corporation approved JL & JK Bevan Plumbers to undertake non-routine storm water drain maintenance, the management committee to provide scope of works when stormwater drain maintenance is required. Funds of \$500.00 have been allocated in the Admin Budget.

Motion CARRIED.

9.6 ORDINARY RESOLUTION: Common Property Cleaning

The Corporation approved Cleandom SA to attend to the common area cleaning Monthly. Funds have been allocated in the Admin Budget.

Motion CARRIED.

MEETING MINUTES OF STRATA CORPORATION 13888
274 GOODWOOD ROAD, CLARENCE PARK
Monday, 25 March 2024

9.7 ORDINARY RESOLUTION: Termite Inspection

The corporation agreed for termite visual inspection to be provided by Integrated Pest Services. Funds of \$1,200.00 have been allocated in the Administration Budget.

Motion CARRIED.

10. Corporation Maintenance

The meeting to discuss maintenance requirements for the corporation including the items below.

Main Sewer Pipe Repairs- ABCM informed the meeting the corporation was currently undertaking major sewer pipe repairs on the Mills Street side of the building. Ken Hall Plumbers were engaged to undertake the repairs to the sewer pipe which were affected by tree root invasion which had damaged the sewer pipe and caused blockages to the sewer pipe recently.

Cracks in Building Exterior Wall- The owners present review the attached photos which identified small area of cracks in the exterior brick wall by unit 1. After further discussion it was agreed to monitor the cracks in the brick wall.

Agreed by all represented.

11. BUDGET

11.1 Administration Fund - Unit Entitlement

In accordance with the Strata Titles Act 1988, Part 3 Division 2, Section 27, the members of the corporation agreed to fix the proposed administration budget of \$17,550.00 to meet the corporations financial responsibility for the following twelve months.

Owners are reminded to adequately budget for unexpected occurrences otherwise the corporation will incur additional administrative expense. Contributions are divided by unit entitlement, payable Quarterly due on the following dates: 15 April; 15 July; 15 October; 15 January and to continue until changed at an AGM.

Motion CARRIED.

11.2 Sinking Fund - Unit Entitlement

The members of the corporation agreed with the proposed Sinking Fund of \$10,000.00 per annum. The Sinking Fund's purpose is not to be used for the day to day expense of the corporation unless instructed so by the management committee and is additional to the Administrative Budget. Contributions are divided by unit entitlement and payable Quarterly with Administration Levies.

Corporation members acknowledged and agree should the budget need to be increased to meet obligations, owners present at the meeting are entitled to make this decision on behalf of the corporation.

Motion CARRIED.

12. AUTHORISED DIRECTIVES

12.1 Special Levies

The corporation is encouraged to budget adequate surplus funds at the AGM. If a shortfall of funds occurs for any reason throughout the year, a special levy will be required and ABCM authorised to raise funds required to meet such a shortfall.

ABCM stated that additional service fees will be charged to facilitate the additional financial administration.

MEETING MINUTES OF STRATA CORPORATION 13888
274 GOODWOOD ROAD, CLARENCE PARK
Monday, 25 March 2024

12.2 Unpaid Contributions/ Levy Debt Collection

Strata Titles Act 1988 Section 27(5) -

"The strata corporation may recover an unpaid contribution (and interest on any such contribution), as a debt, from the unit holder of the unit in respect of which the contribution is payable (whether or not that person was the unit holder when the liability arose)"

Members of the corporation are reminded that if contact details like postal addresses and email address change, failure to notify ABCM may result in overdue levies and initiate arrears process.

Any and all costs and fees related and associated with any action taken by the corporation against a unit (including, but not limited to, the recovery of outstanding contributions and breaches of the Articles), shall be levied against the relevant unit as a debt. Such costs and fees may include, but are not limited to, legal costs, collections costs, third party costs, late fees and administrative fees.

The Corporation authorises ABCM to take all necessary action, including instructing a debt recovery company to initiate legal proceedings against owners on behalf of the corporation, in particular:

- Each owner will be issued an account 30 days before the due date.
- If account remains unpaid, reminder arrears notices will be sent at 7 days and 38 days after the due date.
- If account remains unpaid at 60 days, ABCM will initiate contact with the owner on behalf of the corporation and discuss payment arrangements.
- If no arrears payment arrangements are finalised with owner at 66 days, a Letter of Demand will be issued, and formal debt collection process may commence.

**Please note all debt collection costs, court & search / lodgement fees and interest are recoverable from the Lot/Unit owner.*

12.3 Invoice approval process

The corporation authorises ABCM to pay received invoices for works approved at the AGM.

Approved works arranged outside the AGM, the corporation requires one office bearer to provide approval in writing to ABCM for payment.

12.4 Maintenance Policy

The corporation acknowledges and approves adopting a maintenance policy to expedite jobs. The following is the directive.

- 1) Repairs outside of resolutions at the AGM and equal to or less than \$600.00 inc GST or vital in nature, one Officer Bearer to approve.
- 2) Repairs outside of resolutions at the AGM and greater than \$600.00 inc GST to be referred to the committee to provide instructions.
- 3) Repairs under \$2000.00 ABCM will obtain 1 quote, to be referred to the committee to provide instructions.
- 4) Repairs greater than \$2000.00 ABCM will obtain 2 quotes, a 3rd quote upon instructions from the committee will only be obtained if there is a significant disparity between quotes. Quotes to be referred to the committee to provide instructions.
- 5) Repairs of emergency nature will be attended ASAP and the committee to be informed.
- 6) The corporations committee is authorised to provide scope of works to ABCM and encourages owners to submit independent quotes within the agreed time frame when work is required.

MEETING MINUTES OF STRATA CORPORATION 13888
274 GOODWOOD ROAD, CLARENCE PARK
Monday. 25 March 2024

13. Communication Protocols

General Information and Documents.

First try our online portal <https://my.smata.com/>

Information available: Insurance Policy Details, Levy Notices, AGM minutes, Plans, Invoices Status of open jobs.

Property Emergency or Vital Corporation Matters Phone.

Office Hours: 8342-1544

After Hours Property Emergency: Ken Hall Plumbers direct on 83645855

Other Important Numbers:

Police for Behaviour/Noise/etc. 131 444

State Emergency Service (SES) 132 500

Communication from our office will include.

- @smata.com emails regarding job status & invoice approvals
- @dropbox emails for electronic signing
- @acebodycorp.com.au emails directly from our staff
- Telephone calls or emails direct to committee members for instruction clarification.
- Routine enquiries, **email** our NEST TEAM on eggs@acebodycorp.com.au

CLOSURE: There being no further business, the chairperson declared the meeting closed at 02:37 PM.



Level 13, 431 King William Street
Adelaide SA 5000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0006073614
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	15/09/2025 to 15/09/2026 at 4:00pm
The Insured	STRATA CORPORATION NO. 13888 INC.
Situation	274 GOODWOOD ROAD CLARENCE PARK SA 5034

Policies Selected

Policy 1 – Insured Property

Building: \$3,430,000
Common Area Contents: \$34,300
Loss of Rent & Temporary Accommodation (total payable): \$514,500

Policy 2 – Liability to Others

Sum Insured: \$30,000,000

Policy 3 – Voluntary Workers

Death: \$300,000
Total Disablement: \$3,000 per week

Policy 4 – Fidelity Guarantee

Sum Insured: \$250,000

Policy 5 – Office Bearers' Legal Liability

Sum Insured: \$5,000,000

Policy 6 – Machinery Breakdown

Sum Insured: \$10,000

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: \$100,000

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

Sum Insured: \$250,000



Flood Cover is included.

The Table of Benefits in Policy 3 – Voluntary Workers is replaced by

Insured Event	Benefit
1. Death	\$300,000
2. Total and irrecoverable loss of all sight in both eyes	\$300,000
3. Total and permanent loss of the use of both hands or of the use of both feet or the use of one hand and one foot	\$300,000
4. Total and permanent loss of the use of one hand or of the use of one foot	\$150,000
5. Total and irrecoverable loss of all sight in one eye	\$150,000
6.a. Total Disablement from engaging in or attending to usual profession, business or occupation in respect of each week of Total Disablement up to a maximum of 104 weeks. The maximum benefit per week is:	\$3,000
6.b. Partial Disablement from engaging in or attending to usual profession, business or occupation in respect of each week of Partial Disablement up to a maximum of 104 weeks. The maximum benefit per week is:	\$1,500
7. The reasonable cost of domestic assistance certified by a qualified medical practitioner that a Voluntary Worker is totally disabled from performing his/her usual profession, business, occupation or usual household activities – in respect of each week of disablement a weekly benefit not exceeding \$750 up to a maximum of:	\$7,500
8. The reasonable cost of travel expenses necessarily incurred at the time of, or subsequent to, the sustaining of bodily injury to obtain medical treatment – up to a maximum of:	\$3,000
9. The reasonable cost of home tutorial expenses if the Voluntary Worker is a full time student – in respect of each week of Total Disablement a weekly benefit not exceeding \$375 up to a maximum of:	\$3,750
10. The reasonable cost of burial or cremation of a Voluntary Worker up to a maximum of:	\$7,500

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



Date Printed

29/08/2025

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.



S.A. Form1's Pty Ltd - ABN : 26 168 075 778

proudly associated with Critchley & Associates Conveyancers

1283 North East Road, Tea Tree Gully SA 5091

Tel: 8397 4000 | admin@saform1.com.au

PLUMBING INFORMATION

Annexure to Form 1 – Vendor's Statement

PLUMBING

There is an ongoing plumbing issue affecting Unit 6 and involving the Strata Corporation.

The relevant insurance claim has not yet been finalised, and further works remain outstanding. The Strata Corporation is working with the insurer's appointed plumber to obtain an itemised quotation for works to Unit 6 and common property, including the sewer stack line, external plumbing, and internal plumbing within Unit 6.

Unit 1 has not experienced any plumbing issues. However, the plumbing issues affecting Unit 6 and common property resulted in cosmetic damage to Unit 1, which has been rectified. Mild external water staining remains. Access to the ceiling area of Unit 1 will be required solely to facilitate access to and completion of works to Unit 6. Once the insurance claim is finalised, any settlement funds will be paid to the Strata Corporation, which will be paid to the owner (Unit 1). If additional funds are required, the Strata Corporation may raise a levy for the Unit 6 owner.

The Strata Corporation has advised that further information is expected in the coming weeks. It is recommended that the Purchaser, should they require further information make further inquiries with Ace Body.

Sarah Ebert

Subject: Unit 1/274 Goodwood Rd

From: Wesley Schache <wesley.s@acebodycorp.com.au>
Sent: Friday, January 16, 2026 4:34:45 PM
To: Emily Murgatroyd <e.murgatroyd@outlook.com>
Subject: RE: Unit 1 and 6 works and common property repairs

Hi Emily,

Just providing you with an update regarding the insurance claim for unit 1 which is ongoing.

Hayden Clark the accessor for AIM has provided details that they were going to proceed with a cash settlement regarding the repairs to unit 1 requirements so this would be attended to by the owner. Our office is still waiting on this action to be completed.

As this has also been as per repair requirements to be done to the above unit 6 which has attributed to the cause of the claim for unit 1 our office is assisting with the Unit 6 owner regarding rectification to the repairs to be done. This proceed is continuing to get resolved.

LH Master Plumbing which have been engaged to provide the report and quote for the repairs has provided a itemised quote which was recently received before Xmas which is currently being discussed with the owner unit 6 and the Corporation Committee as some of the works for the repairs are strata costs and Unit 6 our office is waiting on instructions for the repairs to be completed so the claim can get finalised.

Our office will provide further information once received for all parties involved.



Wesley Schache

Body Corporate Manager

Ace Body Corporate Management (Adelaide CBD)

t: +61 8 8342 1544

a: PO Box 671 Modbury SA 5092 Australia

w: www.acebodycorp.com.au

e: Wesley.s@acebodycorp.com.au



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PROPERTY INTEREST REPORT

Annexure to Form 1 – Vendor's Statement

Property Interest Report

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

Title Reference	CT 5347/460	Reference No. 2745079
Registered Proprietors	E*MURGATROYD	Prepared 09/01/2026 15:51
Address of Property	Unit 1, 274 GOODWOOD ROAD, CLARENCE PARK, SA 5034	
Local Govt. Authority	THE CORPORATION OF THE CITY OF UNLEY	
Local Govt. Address	POST OFFICE BOX 1, UNLEY, SA 5061	

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 <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Refer to the Certificate of Title
1.2	Easement (whether over the land or annexed to the land) Note--"Easement" includes rights of way and party wall rights <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Refer to the Certificate of Title
1.3	Restrictive covenant <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance
1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Refer to the Certificate of Title also Contact the vendor for these details
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. **Burial and Cremation Act 2013**

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

State Planning Commission in the Department for 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 <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed) | 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 |
- [Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*

7. Emergency Services Funding Act 1998

- | | | |
|-----|---------------------------------|--|
| 7.1 | section 16 - Notice to pay levy | <p>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.</p> <p>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</p> |
|-----|---------------------------------|--|

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	<p>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.</p> <p>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</p>
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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
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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
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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
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23. *Metropolitan Adelaide Road Widening Plan Act 1972*

23.1	section 6 - Restriction on building work	Transport Assessment Section within DIT will respond with details that may be relevant to this item
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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
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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
- The Planning and Design Code (the Code) is a statutory instrument under the ***Planning, Development and Infrastructure Act 2016*** for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal:
https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register
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	<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply

33. **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
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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 <i>Livestock Act, 1997</i> | Animal Health in PIRSA has no record of any notice or order affecting this title |

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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



Product
Date/Time
Customer Reference
Order ID

Check Search
09/01/2026 03:51PM
27052
20260109006211

Certificate of Title

Title Reference: CT 5347/460
Status: CURRENT
Edition: 7

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
09/01/2026 03:51PM
27052
20260109006211

Certificate of Title

Title Reference CT 5347/460
Status CURRENT
Easement NO
Owner Number 1929052*
Address for Notices UNIT 1, 274 GOODWOOD RD CLARENCE PARK, SA 5034
Area NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

EMILY MURGATROYD
OF UNIT 1 274 GOODWOOD ROAD CLARENCE PARK SA 5034

Description of Land

UNIT 1 STRATA PLAN 13888
IN THE AREA NAMED CLARENCE PARK
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference TRANSFER (T) 13798930
Dealing Date 31/05/2022
Sale Price \$235,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13798931	G&C MUTUAL BANK LTD. (ACN: 087 650 637)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0902388016	CURRENT	Unit 1, 274 GOODWOOD ROAD, CLARENCE PARK, SA 5034

Notations

Dealings Affecting Title



Product

Date/Time

Customer Reference

Order ID

Title and Valuation Package

09/01/2026 03:51PM

27052

20260109006211

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	0902388016
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/1966
Property Location	Unit 1, 274 GOODWOOD ROAD, CLARENCE PARK, SA 5034
Local Government	UNLEY
Owner Names	EMILY MURGATROYD
Owner Number	1929052*
Address for Notices	UNIT 1, 274 GOODWOOD RD CLARENCE PARK, SA 5034
Zone / Subzone	SN - Suburban Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1320 - Ground Floor Home Unit In A Multi-Storey Block
Description	4H/UNIT
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S13888 UNIT 1	CT 5347/460

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$123,000	\$305,000			
Previous	\$103,000	\$255,000			

Building Details



Valuation Number	0902388016
Building Style	Conventional
Year Built	1965
Building Condition	Basic
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	55 sqm
Number of Main Rooms	4

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



Product
Date/Time
Customer Reference
Order ID

Historical Search
09/01/2026 03:51PM
27052
20260109006211

Certificate of Title

Title Reference: CT 5347/460

Status: CURRENT

Parent Title(s): CT 5090/831, CT 5090/832, CT 5090/833, CT 5090/834 AND OTHERS

Dealing(s) Creating Title: SA 8117871

Title Issued: 20/06/1996

Edition: 7

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
31/05/2022	03/06/2022	13798931	MORTGAGE	REGISTERED	G&C MUTUAL BANK LTD. (ACN: 087 650 637)
31/05/2022	03/06/2022	13798930	TRANSFER	REGISTERED	EMILY MURGATROYD
31/05/2022	03/06/2022	13798929	DISCHARGE OF MORTGAGE	REGISTERED	12346834
18/06/2015	24/07/2015	12346834	MORTGAGE	REGISTERED	CREDIT UNION AUSTRALIA LTD. (ACN: 087 650 959)
18/06/2015	24/07/2015	12346832	DISCHARGE OF MORTGAGE	REGISTERED	11807502
17/08/2012	06/09/2012	11807502	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
17/08/2012	06/09/2012	11807501	TRANSFER	REGISTERED	SHANNON PATRICK GEORGE DAINAT
17/08/2012	06/09/2012	11807500	DISCHARGE OF MORTGAGE	REGISTERED	9657990
11/08/2003	15/08/2003	9657990	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION
04/07/2003	25/07/2003	9631974	TRANSFER	REGISTERED	DAVID JOHN DIPROSE, SUZANNE CATHRYN DIPROSE
04/07/2003	25/07/2003	9631973	DISCHARGE OF MORTGAGE	REGISTERED	9141869
19/07/2001	09/08/2001	9141869	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
19/07/2001	09/08/2001	9141868	TRANSFER	REGISTERED	LEONIE THERESE DAVIS



S.A. Form1's Pty Ltd - ABN : 26 168 075 778

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1283 North East Road, Tea Tree Gully SA 5091

Tel: 8397 4000 | admin@saform1.com.au

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

Annexure to Form 1 – Vendor's Statement



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: 2745079

DATE OF ISSUE

12/01/2026

CRITCHLEY & ASSOCIATES CONVEYANCERS
M H CRITCHLEY
POST OFFICE BOX 221
ST AGNES SA 5097

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER

1929052*

OWNERSHIP NAME

E MURGATROYD

PROPERTY DESCRIPTION

1 / 274 GOODWOOD RD / CLARENCE PARK SA 5034 / UNIT 1

ASSESSMENT NUMBER

0902388016

TITLE REF.

(A "+" indicates multiple titles)

CT 5347/460

CAPITAL VALUE

\$305,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2025-2026

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00
\$ 103.20
\$ 62.10
\$ 0.00
\$ -91.10
\$ 0.00

Please Note:

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

EXPIRY DATE

12/04/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

Visit: www.revenuesa.sa.gov.au
Email: contactus@revenuesa.sa.gov.au
Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Billers Code: 456285 Ref: 7013204719 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small>	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Community Emergency Services Fund , along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
--	--	--

ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.



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1283 North East Road, Tea Tree Gully SA 5091

Tel: 8397 4000 | admin@saform1.com.au

CERTIFICATE OF LAND TAX PAYABLE

Annexure to Form 1 – Vendor's Statement



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: 2745079

DATE OF ISSUE

12/01/2026

CRITCHLEY & ASSOCIATES CONVEYANCERS
M H CRITCHLEY
POST OFFICE BOX 221
ST AGNES SA 5097

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME

E MURGATROYD

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

1 / 274 GOODWOOD RD / CLARENCE PARK SA 5034 / UNIT 1

ASSESSMENT NUMBER

0902388016

TITLE REF.

(A "+" indicates multiple titles)

CT 5347/460

TAXABLE SITE VALUE

\$123,000.00

AREA

0.0000 HA

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

CURRENT TAX	\$	0.00	SINGLE HOLDING	\$	0.00
- DEDUCTIONS	\$	0.00			
+ ARREARS	\$	0.00			
- PAYMENTS	\$	0.00			
= <u>AMOUNT PAYABLE</u>	\$	0.00			

Please Note:

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

ON OR BEFORE

12/04/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

Visit: www.revenuesa.sa.gov.au
Email: contactus@revenuesa.sa.gov.au
Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Billers Code: 456293 Ref: 7013204628 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small>	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Commissioner of State Taxation , along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
--	--	---

ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.



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Tel: 8397 4000 | admin@saform1.com.au

SA WATER CERTIFICATE OF CHARGES

Annexure to Form 1 – Vendor's Statement

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
09 02388 01 6	CT5347460	12/ 1/ 2026	167	2745079

CRITCHLEY & ASSOCIATES
PO BOX 221
STAGNES SA 5097
admin@mhcritchley.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: EMURGATROYD

Location: U1 274 GOODWOOD RD CLARENCE PARK UNIT 1

Description: 4H/UNIT **Capital Value:** \$ 305 000

Rating: Residential

Periodic charges			
Raised in current years to 31/12/2025			
			\$
	Arrears as at: 30/6/2025	:	0.00
Watermain available: 1/7/1966	Water rates	:	164.60
Sewer main available: 1/7/1966	Sewer rates	:	188.00
	Water use	:	149.42
	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	:	502.02CR
	Balance outstanding	:	0.00

Degree of concession: 00.00%

Recovery action taken: FULLY PAID

Next quarterly charges:	Water supply: 82.30	Sewer: 94.00	Bill: 14/ 1/ 2026
--------------------------------	---------------------	--------------	-------------------

This account has no meter of its own but is supplied from account no 09 02388 00 8.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 10.00%.

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.

South Australian Water Corporation

Name:

E MURGA TROYD

Water & Sewer Account

Acct. No.: **09 02388 01 6**

Amount: _____

Address:

U1 274 GOODWOOD RD CLARENCE
PARK UNIT 1

Payment Options

EFT**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0902388016

**Biller code: 8888****Ref: 0902388016**

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at bpay.com.au

**Paying online**

Pay online at www.sawater.com.au/paynow for a range of options. Have your account number and credit card details to hand.

**Paying by phone**

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.

SA Water account number: 0902388016



**Government of
South Australia**

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

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



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Tel: 8397 4000 | admin@saform1.com.au

CITY OF TEA TREE GULLY COUNCIL SEARCH

Annexure to Form 1 – Vendor's Statement



Searchlight Technology
PO BOX 232
RUNDLE MALL SA 5000

Date: 12 January 2026
Cert. No: 25637
Ref. No: CRITCHLEY &
ASSOC:11631

REQUEST FOR PROPERTY INFORMATION

Further to your request Council now provides that information required of it pursuant to the Local Government Act and the Land and Business (Sale and Conveyancing) Act.

PROPERTY ADDRESS: 1 / 274 Goodwood Road, Clarence Park SA 5034
Owner: E Murgatroyd
Unit 1
274 Goodwood Road
CLARENCE PARK SA 5034

PROPERTY DESCRIPTION

Assessment No:	13371 0	Valuer Gen No:	0902388016
Section / Lot:	SP 13888 Unit 1		
Volume / Folio	CT-5347/460		
Ward	Clarence Park	Hundred:	Adelaide

PURSUANT TO SECTION 187 OF THE **LOCAL GOVERNMENT ACT** I CERTIFY THAT THE FOLLOWING AMOUNTS ARE DUE AND PAYABLE IN RESPECT OF AND ARE A CHARGE AGAINST THE ABOVE PROPERTY.

Rates and Fines in Arrears	\$0.00
Rates and Charges for current Fiscal Year (2025/26) which were adopted by Council on the 23 June 2025 and payable on or before 1 September 2025	\$1,043.70
*Less Council Rebate	\$0.00
Fines and Interest for current Fiscal Year	\$0.00
Sundry other charges upon the Land	\$0.00
Less Payments/Adjustments Received	(\$1,043.70)
Balance	
• rates and other monies due and payable	\$0.00
includes legal costs, solicitors fees etc.	\$0.00
TOTAL BALANCE	\$0.00

***Please note:** this certificate is valid for 30 days from the date of issue. A subsequent search will be required after this period.

Authorised Officer

The following information is provided by council pursuant to the **Land and Business (Sale and Conveyancing) Act 1994** and the **Local Government Act**.

ADVISORY NOTE

Building Fire Risk

Aluminium Composite Panel Cladding (ACP) is defined as flat or profiled aluminium sheet material in composite with any type of material. ACP is an external building cladding material which can create a fire risk if used or installed incorrectly.

Both Vendors and Purchases should take reasonable steps to determine if ACP has been identified on any building on the land, and also the status of any required remediation works related to the presence of ACP on such building.

**Part 3 – Development Plan
Development Act 1993**

Description of Zone:	N/A
State Heritage Place pursuant to the Heritage Act	N/A
Local Heritage Place pursuant to the Development Act	N/A
Significant Tree pursuant to the Development Plan on property	N/A

For updated zoning information, refer to the PlanSA Section 7 Report attached.

Section 42 – Condition(s) (that continue to apply) of a development authorisation.
(Note: this applies to all approvals under any development, planning or building legislation)

APPLICATION NUMBER: 090/145/1975/BA

Description of Development: Carports
Development Approval: 10-Mar-1975

This application is subject to the following conditions:

No ongoing applicable conditions exist for this application.

APPLICATION NUMBER: 090/255/1975/BA

Description of Development: Carports
Development Approval: 28-Apr-1975

This application is subject to the following conditions:

No ongoing applicable conditions exist for this application.

APPLICATION NUMBER: 090/41/1996/DT

Description of Development: Strata title 10 units
Development Approval: 05-Feb-1996

This application is subject to the following conditions:

No ongoing applicable conditions exist for this application.

Please Note that any City of Unley Development Approval land division condition which details the Development Assessment Commission’s requirements regarding payment of moneys into the Planning and Development Fund should be considered as a note and does not constitute an ongoing City of Unley condition of development approval.

Repealed Act conditions (that continue to apply) of approvals or authorisations 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: For Repealed Act conditions, please view under “Section 42 – Condition(s) (that continue to apply) of a development authorisation”. Applications from 1994 onwards (ie *Development Act, 1993* conditions) are **not** included in the Repealed Act conditions.)

Part 2 – Items to be included if land affected
Development Act 1993

Section 50(1) – Requirement to vest land in Council or the Crown to be held as open-space.	N/A
--	-----

Section 50(2) – Requirement to vest land in Council or the Crown to be held as open-space.	N/A
--	-----

Order under Section 55 of the Development Act, 1993 to remove work or notice or order under Section 56 of that Act to complete development.	N/A
---	-----

Land Management Agreement under Section 57 of the Development Act, 1993 (and under Planning Act, 1982).	N/A
---	-----

Emergency order under Section 69 of the Development Act, 1993.	N/A
--	-----

Fire Safety Notice under Section 71 of the Development Act, 1993.	N/A
---	-----

Enforcement Notice under Section 84 or Order under Sections 85(6), 85(10) of the Development Act, 1993.	N/A
---	-----

Proceedings under Division 2 of Part 11 of the Development Act, 1993.	N/A
---	-----

Fire and Emergency Services Act 2005

Section 56 – Notice of action required concerning flammable materials on land **N/A**

Section 83 – Notice of action required to protect against outbreak or spread of fire **N/A**

Food Act 2001

Section 44 – Improvement Notice **N/A**

Section 46 – Prohibition Order **N/A**

Housing Improvement Act 2016

Section 23 – Declaration that house is undesirable or unfit for human habitation **N/A**

Date of Declaration **N/A**

Particulars required to be provided under Section 23 **N/A**

Local Government Act

For information pursuant to Local Government Act, 1934 and charges against the land, see front page.

For information pursuant to Local Government Act, 1999 and charges against the land, see front page.

Local Nuisance and Litter Control Act 2016

Section 30 – Nuisance or litter abatement notice **N/A**

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code

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

Refer to the PlanSA Section 7 Report attached.

Is the land situated in a State Heritage place? **Refer attached report**

Is the land designated as a place of local heritage value? **Refer attached report**

Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land? **Refer attached report**

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 PlanSA - https://plan.sa.gov.au/have_your_say/code-amendments

Section 141 – Order to remove or perform work **No**

Section 142 – Notice to complete development **No**

Section 155 – Emergency Order **No**

CITY OF UNLEY - Request for Property Information Certificate No. 25637continued ...

Section 157 – Fire safety notice	No
Section 192 or 193 Land Management Agreement	No
Section 198(1) – Requirement to vest land in the Council to be held as private open space	No
Section 198(2) – Requirement to vest land in the Council to be held as private open space	No
Part 16 Division 1 – Proceedings	No
Section 213 – Enforcement notice	No
Section 214(6),214(10) or 222 – Enforcement Order	No

South Australian Public Health Act 2011

Section 92 – Notice	N/A
South Australian Public Health (<i>Wastewater</i>) <i>Regulations 2013</i> Part 4-Condition (that continues to apply) of an approval	N/A

Building Indemnity Insurance

(Building Indemnity Insurance only applies to domestic building work that requires Development Approval, is more than \$12,000 in value and commenced after 1 May 1987 or \$20,000 for works commenced after 10 November 2025. The insurance is only applicable for the first five years after completion of the building work and does not apply to domestic building work undertaken by 'Owner/Builders'). If no details appear below, no applicable Building Indemnity Insurance details exist.

Further information held by councils

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

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

NO

Note:

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

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

It should be noted that:

CITY OF UNLEY - Request for Property Information Certificate No. 25637continued ...

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

ENQUIRIES

The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales and Conveyancing) Act, 1994.

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

If there are any further or specific queries please contact Council.

AUTHORISED OFFICER

Data Extract for Section 7 search purposes

Valuation ID 0902388016

Data Extract Date: 12/01/2026

Important Information

This Data Extract contains information that has been input into the Development Application Processing (DAP) system by either the applicant or relevant authority for the development for which approval was sought under the Planning, Development and Infrastructure Act 2016. The Department for Housing and Urban Development does not make any guarantees as to the completeness, reliability or accuracy of the information contained within this Data Extract and councils should verify or confirm the accuracy of the information in the Data Extract in meeting their obligations under the Land and Business (Sale and Conveyancing) Act 1994.

Parcel ID: S13888 UN1

Certificate Title: CT5347/460

Property Address: UNIT 1 274 GOODWOOD RD CLARENCE PARK SA 5034

Zones

Suburban Neighbourhood (SN)

Subzones

No

Zoning overlays

Overlays

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

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

Building Near Airfields

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

Future Road Widening

The Future Road Widening Overlay seeks to ensure development will not compromise efficient delivery of future road widening requirements.

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Signif Retirement Facility Supported Accom Sites

The Significant Retirement Facility and Supported Accommodation Sites Overlay seeks to facilitate the development of supported accommodation and/or retirement facilities on significant retirement facility and supported accommodation sites to provide accommodation for the communities' ageing residents.

Traffic Generating Development

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

Urban Transport Routes

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

Urban Tree Canopy

The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No



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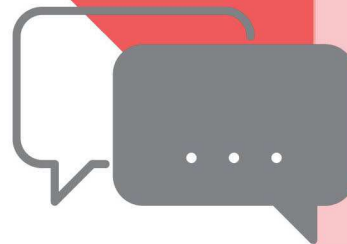
1283 North East Road, Tea Tree Gully SA 5091

Tel: 8397 4000 | admin@saform1.com.au

PLANSA - REGULATED AND SIGNIFICANT TREE REFORMS

Annexure to Form 1 – Vendor's Statement

Frequently Asked Questions



Regulated and Significant Tree Reforms

Q – How have the rules changed for regulated and significant trees?

A – The table below summarises the previous rules for regulated and significant trees and what has changed. These changes are effective on and from 16 May 2024:

	What it was	What it is now
Trunk size – (circumference)		
Regulated trees	2.0 metres	1.0 metres
Significant trees	3.0 metres	2.0 metres
Exemption distance (from dwelling or pool)		
Dwelling	10.0 metres	3.0 metres
Swimming pool	10.0 metres	3.0 metres
Canopy pruning		
Regulated trees	<30% (no time limit)	<30% (every 5 years)
Significant trees	<30% (no time limit)	<30% (every 5 years)
Fees for tree removal or offset (as at May 2024)		
Regulated trees	\$326	\$1,000
Significant trees	\$489	\$1,500

Q – I have an existing development application or development authorisation. Will these changes apply to me?

A – An exemption to the new rules is available for relevant development applications lodged before 16 May 2024 or relevant development authorisations granted before 16 May 2024.

A relevant development application is one that has been formally lodged prior to 16 May 2024, either in the Development Assessment Portal (DAP) System or in person with the relevant authority and uploaded to the DAP system within 5 business days.

A relevant development authorisation (being either planning consent, building consent or land division consent) is one that has been issued by a relevant authority before 16 May 2024. In this case, a Decision Notification Form (DNF) would have been issued, noting the development authorisation(s) has been granted. All required consents and final development approval must still be issued before the approved development may proceed.

The exemption will apply for a period of 12 months, ending 16 May 2025. This means the exemption may expire before your development authorisation expires. The period of the exemption is not linked to or dependant on the operative date of a relevant development authorisation. An application to extend the operative date of your development authorisation will not also extend the exemption to the new tree rules.

Q – I have an existing development application or development authorisation, and I would like to remove a tree that is now regulated or significant. Will these changes apply to me?

A – If the exemption applies to an existing development application or authorisation (see above) and the tree damaging activity is carried out for the purposes of that development, the regulated and significant tree rules in place before 16 May 2024 will apply.

The activity should be reasonably required for the purpose of the relevant development. For example, if newly protected trees are located where building works are proposed to occur, these will be exempt under a development application lodged or development authorisation granted prior to 16 May 2024.

If removal or damage to the tree is not required for the purpose of the relevant development application or authorisation, then further approval will be required under the new tree rules for any tree damaging activity to a regulated or significant tree.

For relevant development applications, the exemption for removing a tree can only be relied on after a development authorisation has been granted for the proposed development. Removal or damage to a tree that would be regulated or significant under the new tree rules should not occur until a development authorisation is granted.

Q – If I apply to vary my existing development authorisation, will the 12 month exemption still apply?

A – Where a variation to an existing development authorisation can be considered “minor in nature” for the purposes of Regulation 65 of the *Planning, Development and Infrastructure (General) Regulations 2017*, a new application is not required for the variation. In this case, the exemption to the new tree rules will still apply to any further development the subject of the variation.

Where the variation cannot be considered minor (and a new application is required), then the exemption will not apply to any tree-damaging activity required because of the variation. The relevant authority who assesses the variation application will determine whether the variation is “minor in nature” under Regulation 65.

Q – Are certain tree species still exempt from protections?

A – Yes, the list of exempt tree species has been relocated from the *Planning, Development and Infrastructure (General) Regulations 2017* to a [Ministerial Notice](#) published on the PlanSA portal.

Q – How will these changes be enforced?

A – Where tree-damaging activity to a regulated or significant tree occurs without development approval, this is an offence enforceable under the *Planning, Development and Infrastructure Act 2016* (the Act). The same enforcement powers apply under the Act as they did prior to 16 May 2024 regulated and significant tree reforms.

Enforcement will generally be undertaken by local councils, and may include a range of different enforcement actions or powers, including:

- civil enforcement proceedings to remedy any breach of the Act – these proceedings can be brought by any person (meaning use of this enforcement tool is not limited to planning authorities)
- an enforcement notice directing a person to take or refrain from certain action in order to remedy a breach of the Act
- a civil penalty applied as an alternative to criminal proceedings against a person who has or is alleged to have committed an offence under the Act
- a written undertaking by the person who has or is alleged to have committed an offence under the Act.

Q – What other changes are occurring to protect more urban trees?

A – In addition to the changes to regulated and significant trees protections:

- Fees payable under the Urban Tree Canopy Offset Scheme will also increase, consistent with regulated and significant tree replacement fees. These fee increases will be:

	What it is now	What it will be
Fee for removal of regulated or significant tree (section 127(6))		
Regulated trees	\$326	\$1,000
Significant trees	\$489	\$1,500
Urban tree canopy offset fee (section 197)		
Small tree	\$300	\$500
Medium tree	\$600	\$1,000
Large tree	\$1,200	\$1,500

- In addition to these immediate changes, the Minister for Planning has also requested the State Planning Commission to undertake the following further work on urban tree policy:
 - prepare a design standard to provide minimum urban tree planting and maintenance requirements for public areas in greenfield developments
 - amend planning rules to also consider a tree’s urban canopy contribution as part of assessing whether it can be removed
 - strengthen planning rules to support design innovation and flexibility to retain large trees
 - investigate ways to fast-track approvals for tree removal within 3 metres of a dwelling or swimming pool where offset fees are paid
 - extend urban tree canopy protections to greenfield developments in ‘Master Planned Neighbourhood Zones’ and townships
 - extend regulated and significant tree protections to townships, capturing urban areas beyond metropolitan Adelaide.
- Finally, the Government is investigating amendments to the *Local Government Act 1999* to insert new offence provisions for damaging trees in local parks and reserves.



Q – What is the difference between regulated and significant tree controls and requirements under the Urban Tree Canopy Overlay?

A – The Urban Tree Canopy Overlay in the Planning and Design Code applies across most residential areas in Metropolitan Adelaide and requires planting trees as part of a new dwelling's approval. The Urban Tree Canopy Offset Scheme then applies in specific zones and areas where tree planting may not be feasible. In these locations only, the Scheme enables contribution into the Urban Tree Canopy Offset Fund instead of tree planting. Money received into the Fund can then be used to plant trees elsewhere.

Further information regarding the Urban Tree Canopy Offset Scheme can be found here:

plan.sa.gov.au/our_planning_system/schemes/urban_tree_canopy_off-set_scheme

In comparison, the regulated and significant tree provisions operate to protect existing large trees. These protections apply where the Regulated and Significant Tree Overlay applies in the Code, which includes most of Metropolitan Adelaide.

Development approval is required before any tree-damaging activity can occur to a regulated or significant tree. If granted, any development approval to remove the tree must be subject to a condition requiring replacement trees to be planted. Alternatively, a relevant authority may allow payment into either a Council Tree Fund or the Planning and Development Fund (if no Council Tree Fund exists) instead of replacement planting.

Further information regarding regulated and significant tree protections can be found here:

plan.sa.gov.au/our_planning_system/programs_and_initiatives/significant_and_regulated_trees



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Tel: 8397 4000 | admin@saform1.com.au

DEPARTMENT OF INFRASTRUCTURE AND TRANSPORT RESPONSE

Annexure to Form 1 – Vendor's Statement



Government
of South Australia

Department for Infrastructure
and Transport

In reply please quote *LA260015*
Enquiries to *Joe Germinario* – 7133 1676

19 January 2026

Michael H Critchley
PO Box 221
ST AGNES SA 5097
admin@mhcritchley.com.au

**TRANSPORT
STRATEGY AND
PLANNING DIVISION**

Level 7 83 Pirie Street
Adelaide SA 5000
Karna Country

GPO Box 1533
Adelaide SA 5001
DX 171

T 1300 872 677
W dit.sa.gov.au

ABN 92 366 288 135

Dear Sir/Madam

PROPERTY AT 274 GOODWOOD ROAD, CLARENCE PARK
UNIT 1 OF STRATA PLAN 13888
PART SECTION 9, HUNDRED OF ADELAIDE
CERTIFICATE OF TITLE REGISTER BOOK VOLUME 5347 FOLIO 460

**Build. Move.
Connect.**

I refer to your enquiry forwarded to Land Services SA - Section 7 Unit (Receipt No.2745079) concerning the above property.

The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 2.13 metres in width from the Goodwood Road frontage of this site (SP 13888), together with a 4.5 metres x 4.5 metres corner cut-off at the Goodwood Road/Mill Street corner, for future road purposes. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act 1972 is required to all building works on or within 6.0 metres of the possible requirement.

No declaration has been made pursuant to Part 2A of the Highways Act 1926 regarding access to/from the abutting roads.

Yours sincerely

**MANAGER, TRANSPORT ASSESSMENT
for COMMISSIONER OF HIGHWAYS**

Document

Request Id e85862fa-29d9-47fd-837a-da6c5583fac6
Created Feb 2nd 2026, 2:41 PM
Completed Feb 2nd 2026, 2:49 PM

Signing Complete

Agency Agent

Name	Critchley & Associates Conveyancers	Name	Clayton Barber
ABN	44 115 838 063	Email	admin@mhcritchley.com.au
Address	PO Box 221 ST AGNES SA 5097		

Signing Events

- Clayton Barber created the signing request. Feb 2nd 2026, 2:41 PM

Please sign this form by clicking the button below:
- Agent - Clayton Barber was sent the signing request. Feb 2nd 2026, 2:41 PM
admin@mhcritchley.com.au
- Vendor (1) - EMILY MURGATROYD was sent the signing request. Feb 2nd 2026, 2:41 PM
e.murgatroyd@outlook.com
- Agent - Clayton Barber viewed the signing request. Feb 2nd 2026, 2:41 PM
- Agent - Clayton Barber signed the document. Feb 2nd 2026, 2:41 PM

Clayton Barber
- Vendor (1) - EMILY MURGATROYD viewed the signing request. Feb 2nd 2026, 2:49 PM
- Vendor (1) - EMILY MURGATROYD signed the document. Feb 2nd 2026, 2:49 PM

EMILY MURGATROYD

Form

Form Id 3428117
Name Amended Form 1 Unit 1 274 GOODWOOD ROAD,
CLARENCE PARK, SA 5034
Template Form 1

Recipients (6)

Agent - Clayton Barber
admin@mhcritchley.com.au

Vendor (1) - EMILY MURGATROYD
e.murgatroyd@outlook.com
