

Form 1 - Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A - Parties and land

1

Purchaser:

Address:

Street 1

Street 2

Suburb

State

Postcode

2

Purchaser's registered agent:

Address:

Street 1

Street 2

Suburb

State

Postcode

3

Vendor:

Jack Thomas Barlow and Alexandra Paige Murdock

Address:

Street 14 SULTANA POINT ROAD

Street 2

SuburbEDITHBURGH

StateSA

Postcode5583

4

Vendor's registered agent:

Klemich Real Estate

Address:

Street 1UNIT 1 / 245 FULLARTON ROAD

Street 2

SuburbEASTWOOD

StateSA

Postcode5063

5

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

6

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

Lot Comprising Pieces 6 and 17 in Primary Community Plan 26220 in the Area named Edithburgh Hundred of Melville more commonly known as

Street 1UNIT 6 / 25 O'HALLORAN PARADE

Street 2

SuburbEDITHBURGH

StateSA

Postcode5583

being the *whole / ~~portion~~ of the land comprised in Certificate of Title

Volume 6063 Folio 892

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:

4 Sultana Point Road, Edithburgh SA 5583

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

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

joseph@klemich.com.au

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

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

1/245 Fullarton Road, Eastwood SA 5063

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

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

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

5 - Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase -

- (a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage; and
- (b) pay particular attention to the provisions in the contract as to time of settlement - it is essential that the necessary arrangements are made to complete the purchase by the agreed date - if you do not do so, you may be in breach of the contract; and
- (c) you are entitled to retain the solicitor or registered conveyancer of your choice.

Part C - Statement with respect to required particulars

(section 7(1))

To the purchaser:

*We, Jack Thomas Barlow and Alexandra Paige Murdock

of 4 Sultana Point Road, Edithburgh SA 5583

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: 27/7/2026

Signed:  Signed by:
JACK THOMAS BARLOW
D32F62091E124A7...

Date:

Signed:

Date: 25/7/2026

Signed:  DocuSigned by:
Alexandra Paige Murdock
54538E45B345443...

Date:

Signed:

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

(section 9)

To the purchaser:

I, Melanie Jane Turner of Distinct Conveyancing

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: The 2026-27 Council Rates have not yet been declared and are an estimate only. Once the 2026-27 rates have been declared and are available, an updated rates certificate will be provided to the purchaser.

Date: 23/7/2026

Signed:  DocuSigned by:
Melanie Jane Turner
4ED4B08B06D94E1...

~~*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, <u>but not</u> in the case of- (a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and (b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and (c) the heading "6. Repealed Act conditions" and item 6.1; and (d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2, which must be retained as part of this statement whether applicable or not.] [If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in bold type must be set out in column 3 and all other particulars must be set out in column 2.] [If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for 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 <u>all</u> of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]		

1. General

1.1 Mortgage of land <i>[Note - Do not omit this item. This item and its heading must be included in the statement even if not applicable.]</i>	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): Refer to Certificate of Title Number of mortgage (if registered): 14034009 Name of mortgagee: MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)	☒ YES YES
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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?

Are there attachments?

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

Refer to Certificate of Title and Property Interest Report

Description of land subject to easement:

The land in Certificate of Title Volume 6063 Folio 892

Nature of easement:

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

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?



NO

YES



NO

YES

1.4 Lease, agreement for lease, tenancy agreement or licence

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

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

Is this item applicable?

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

Are there attachments?

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

Name of parties:

Period of lease, agreement for lease etc:

From to

Amount of rent or licence fee:

\$ per (period)

Is the lease, agreement for lease etc in writing?

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

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

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

5. Development Act 1993 (repealed)

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

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

Is this item applicable?

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

Are there attachments?

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

Condition(s) of authorisation:

6. Repealed Act conditions

6.1

Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1967* (repealed)

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

Is this item applicable?

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

Are there attachments?

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

Nature of condition(s):

7. Emergency Services Funding Act 1998

7.1

section 16 - Notice to pay levy

Is this item applicable?

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

Are there attachments?

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

Refer to ESL Certificate attached

Date of notice:

Refer to ESL Certificate attached

Amount of levy payable:

Refer to ESL Certificate

☒

YES

YES

18. Landscape South Australia Act 2019

18.1 section 72 - Notice to pay levy in respect of costs of regional landscape board

Is this item applicable?



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

YES

Are there attachments?

YES

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

Refer to Council Search

Date of notice:

Refer to Council Search

Amount of levy payable:

Refer to Council Search

18.2 section 78 - Notice to pay levy in respect of right to take water or taking of water

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



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

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

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

~~Date of notice:~~

~~Amount of levy payable:~~

18.3 section 99 - Notice to prepare an action plan for compliance with general statutory duty

~~***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 or person that issued notice:~~

~~Requirements of notice (as specified therein):~~

18.4 section 107 - Notice to rectify effects of unauthorised activity

~~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 relevant authority that issued notice:

Requirements of notice (as specified therein):

18.5 section 108 - Notice to maintain watercourse or lake in good condition

~~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 relevant authority that issued notice:

Requirements of notice (as specified therein):

18.6 section 109 - Notice restricting the taking of water or directing action in relation to the taking of water

~~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:

Water resource to which notice applies:

Requirements of notice (as specified therein):

18.7 section 111 - Notice to remove or modify a dam, embankment, wall or other obstruction or object

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Requirements of notice (as specified therein):~~

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18.8 section 112 - Permit (or condition of a permit) that remains in force

~~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 permit:~~

~~Name of relevant authority that granted permit:~~

~~Condition(s) of permit:~~

☐

☐

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18.9 section 120 - Notice to take remedial or other action in relation to a well

~~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:~~

~~Location of well:~~

~~Requirements of notice (as specified therein):~~

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☐

18.10 section 135 - Water resource works approval

~~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):~~

~~Details of site where works are authorised:~~

18.11 section 142 - Site use approval

~~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):~~

~~Details of location where water use is allowed:~~

18.12 section 166 - Forest water licence

~~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):~~

~~Details of location of forest to which licence relates:~~

18.13 section 191 - Notice of instruction as to keeping or management of animal or plant

~~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 authorised officer who issued notice:~~

~~Requirements of notice (as specified therein):~~

18.14 section 193 - Notice to comply with action order for the destruction or control of animals or plants

~~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 authorised officer who issued notice:~~

~~Requirements of notice (as specified therein):~~

18.15 section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve

~~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 that issued notice:~~

~~Amount payable (as specified in notice):~~

18.16 section 196 - Notice requiring control or quarantine of animal or plant

~~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 (as specified therein):~~

18.17 section 207 - Protection order to secure compliance with specified provisions of the Act

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of order:~~

~~Name of authority or person who issued order:~~

~~Requirements of order (as specified therein):~~

☐

18.18 section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of order:~~

~~Name of authority or person who issued order:~~

~~Requirements of order (as specified therein):~~

☐

18.19 section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act

~~Is this item applicable?~~

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

~~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 issued authorisation:~~

~~Person authorised to take action:~~

~~Requirements of authorisation (as specified therein):~~

☐

18.20 section 215 - Orders made by
ERD Court

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of order:~~

~~Names of parties:~~

~~Requirements of order:~~

18.21 section 219 - Management
agreements

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of agreement:~~

~~Names of parties:~~

~~Requirements of Agreement:~~

18.22 section 235 - Additional orders
on conviction

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of conviction:~~

~~Name of court by which conviction is recorded:~~

~~Requirements of additional order(s):~~

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):

Refer to Council search attached

Date of notice, order etc:

Refer to Council search attached

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

Refer to Council search attached

Land subject thereto:

Refer to Part 6. Description of the Land (as above)

Nature of requirements contained in notice, order etc:

Refer to Council search attached

Time for carrying out requirements:

Refer to Council search attached

Amount payable (if any):

Refer to Council search attached

☒

YES

YES

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?

Are there attachments?

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

Does the restriction apply to all of the land?

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

29. Planning, Development and Infrastructure Act 2016

29.1	Part 5 - Planning and Design Code <i>[Note - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.]</i>	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): Council Search and Property Interest Report Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): Zones: Neighbourhood (N) Subzones: No Zoning Overlays: Refer to Council Search attached	☒ NO YES
		Is there a State heritage place on the land or is the land situated in a State heritage area? Is the land designated as a local heritage place? 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? 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? Note - For further information about the Planning and Design Code visit https://code.plan.sa.gov.au.	NO NO UNKNOWN YES

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:

~~Is this item applicable?~~

Are there attachments?

(and, if applicable, the part(s) containing the particulars):

Year	Number of people (millions)
1990	60
1995	70
2000	68
2005	75
2010	85

--

Year	Percentage
1990	85%
1995	90%
2000	88%
2005	92%
2010	95%

~~Is this item applicable?~~

Are there attachments?

(and, if applicable, the part(s) containing the particulars):





--

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:

--

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

33.1 section 23 - Notice of contribution payable

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Terms of notice:~~

~~Amount payable:~~

34. Water Industry Act 2012

34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement

Is this item applicable?

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

Are there attachments?

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

Refer to SA Water Certificate of Charges

Date of notice or order:

Refer to SA Water Certificate of Charges

Name or person or body who served notice or order:

Refer to SA Water Certificate of Charges

Amount payable (if any) as specified in the notice or order:

Refer to SA Water Certificate of Charges

Nature of other requirement made (if any) as specified in the notice or order:

Refer to SA Water Certificate of Charges

☒

YES

YES

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

- 1 Name of community corporation: Community Corporation 26220
Address of community corporation: 25 O'Halloran Parade, Edithburgh SA 5583
- 2 Application must be made in writing to the community corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the community corporation for the documents referred to in 6 unless those documents are obtained from the Lands Titles Registration Office.
- 3 Particulars supplied by the community corporation or known to the vendor:
- (a) particulars of contributions payable in relation to the lot (including details of arrears of contributions related to the lot):
Refer to the particulars supplied by the Community Corporation (statement pursuant to section 139) and enclosures
- (b) particulars of assets and liabilities of the community corporation:
Refer to the particulars supplied by the Community Corporation (statement pursuant to section 139) and enclosures
- (c) particulars of expenditure that the community corporation has incurred, or has resolved to incur, and to which the owner of the lot must contribute, or is likely to be required to contribute:
Refer to the particulars supplied by the Community Corporation (statement pursuant to section 139) and enclosures
- (d) if the lot is a development lot, particulars of the scheme description relating to the development lot and particulars of the obligations of the owner of the development lot under the development contract:
Refer to the particulars supplied by the Community Corporation (statement pursuant to section 139) and enclosures
- (e) if the lot is a community lot, particulars of the lot entitlement of the lot:
698/10000

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

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

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

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

- 6 The following documents are enclosed:

- (a) a copy of the scheme description (if any) and the development contract (if any);
(b) a copy of the by-laws of the community scheme.



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



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

Name: JE Whites Strata & Community Management

Address: 55 Woodville Road, Woodville SA 5011

Note-

- 1 A community corporation must (on application by or on behalf of a current or prospective owner or other relevant person) provide the particulars and documents referred to in 3(a)-(c) and 4 and must also make available for inspection any information required to establish the current financial position of the corporation, a copy of any contract with a body corporate manager and the register of owners and lot entitlements that the corporation maintains: see sections 139 and 140 of the *Community Titles Act 1996*.
- 2 Copies of the scheme description, the development contract or the by-laws of the community scheme may be obtained from the community corporation or from the Lands Titles Registration Office.
- 3 All owners of a community lot or a development lot are bound by the by-laws of the community scheme. The by-laws regulate the rights and liabilities of owners of lots in relation to their lots and the common property and matters of common concern.
- 4 For a brief description of some of the matters that need to be considered before purchasing a community lot, see Division 3 of this Schedule.

Schedule-Division 3-Community lots and strata units



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

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

Governance

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

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

Use of your property

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

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

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

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments—voting rights

You may be buying into a group that is run by several different community corporations. This is common in mixed use developments, for example, where a group of apartments is combined with a hotel or a group of shops. If there is more than 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
Form R7 - Warning Notice
Certificate of Title
Plan Image
Property Interest Report
Title & Valuation Search
Historical Search
Council Search
Emergency Services Levy Certificate
Land Tax Certificate
SA Water Certificate
The particulars supplied by the Community Corporation (statement pursuant to section 139) and enclosures
Copy of the By-laws of the Community Scheme
Copy of plan of Community Division (Community Plan)

ACKNOWLEDGEMENT OF RECEIPT

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

Dated this _____ Day of _____ 20____

Signed:

Date:

Signed:

Date:

Signed:

Date:

Signed:

Date:

(*Strike out whichever is not applicable)

Form R3

Buyers information notice

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

Land and Business (Sale and Conveyancing) Regulations 2025 regulation 16

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 Consumer and Business Advice section on the following website: www.cbs.sa.gov.au

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

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

Safety

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

Enjoyment

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

Value

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

For more information on these matters visit Consumer and Business Advice section on the following website: 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.

Form R7

Warning Notice

Financial and Investment Advice

Land and Business (Sale and Conveyancing) Act 1994 section 24B

Land and Business (Sale and Conveyancing) Regulations 2025 regulation 21

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

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

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

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



REAL PROPERTY ACT, 1886



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 6063 Folio 892

Parent Title(s)

CT 5355/685, CT 5355/686

Creating Dealing(s)

ACT 11432197

Title Issued

26/08/2010

Edition

5

Edition Issued

18/05/2023

Estate Type

FEE SIMPLE

Registered Proprietor

JACK THOMAS BARLOW
ALEXANDRA PAIGE MURDOCK
OF 4 SULTANA POINT ROAD EDITHBURGH SA 5583
WITH NO SURVIVORSHIP

Description of Land

LOT COMPRISING PIECES 6 AND 17 PRIMARY COMMUNITY PLAN 26220
IN THE AREA NAMED EDITHBURGH
HUNDRED OF MELVILLE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
14034009	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
23/07/2010	11432198	SCHEME DESCRIPTION	FILED
23/07/2010	11432199	BY-LAWS	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

PURPOSE: PRIMARY COMMUNITY		AREA NAME: EDITHBURGH		APPROVED: IAN GREIG 02/07/2010		 C26220 SHEET 1 OF 2 22598_text_01_v04_Version_4	
MAP REF: 6427/08/K		COUNCIL: DISTRICT COUNCIL OF YORKE PENINSULA		DEPOSITED: JOHN VERDUYN 11/08/2010			
LAST PLAN: F53831		DEVELOPMENT NO: 544/C045/08/001/25391					

AGENT DETAILS: MOSEL BROWNE SURVEYORS 6 GRAVES STREET KADINA SA 5554 PH: 08 88213544 FAX: 08 8821 2593		SURVEYORS CERTIFICATION: I David Allan Jericho , a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996 30th day of June 2010 David Allan Jericho Licensed Surveyor	
AGENT CODE: MBAAP			
REFERENCE: AK184C2.3/10534			

SUBJECT TITLE DETAILS:										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5355	686		ALLOTMENT(S)	300	F	195722	MELVILLE		ALLOTMENT 32
CT	5355	685		ALLOTMENT(S)	71	F	4410	MELVILLE		ALLOTMENT 5
CT	5355	528		ALLOTMENT(S)	72	F	4410	MELVILLE		ALLOTMENT 5
OTHER TITLES AFFECTED:										

EASEMENT DETAILS:										
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION			

ANNOTATIONS: THE COMMON PROPERTY IS DESIGNATED (C1) FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY
THE SERVICE INFRASTRUCTURE COULD NOT BE FOUND DUE TO THE AGE AND NATURE OF THE SCHEME AND THE UNAVAILABILITY OF RECORDS

LOT ENTITLEMENT SHEET

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENTS	SUBDIVIDED
1* 12*	1490	
2* 13*	744	
3* 14*	744	
4* 15*	744	
5* 16*	744	
6* 17*	698	
7* 18*	744	
8* 19*	744	
9* 20*	744	
10* 21*	744	
11* 22*	1860	
AGGREGATE	10000	

COMMUNITY PLAN NUMBER

C26220

SHEET 1 OF 1

ACCEPTED

REGISTRAR-GENERAL

DEV. No. 544 : C045 : 2008

APPLICATION

ACT 11432197

CERTIFICATE OF LAND VALUER

I Michael Patrick O'Callaghan
being a land valuer within the meaning of the
Land Valuers Act 1996 certify that the
schedule is correct for the purposes of the
Community Titles Act 1996.

Dated the 20 day of JULY 2010

M O'Callaghan
Signature of Land Valuer

Property Interest Report

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

Title Reference	CT 6063/892	Reference No. 2800529
Registered Proprietors	J T*BARLOW & ANR	Prepared 14/07/2026 16:24
Address of Property	Unit 6, 25 O'HALLORAN PARADE, EDITHBURGH, SA 5583	
Local Govt. Authority	YORKE PENINSULA COUNCIL	
Local Govt. Address	PO BOX 88 MINLATON SA 5575	

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) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for 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
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7. Emergency Services Funding Act 1998

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

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

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

9. ***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
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18. *Landscape South Australia Act 2019*

18.1	section 72 - Notice to pay levy in respect of costs of regional landscape board	The regional landscape board has no record of any notice affecting this title
18.2	section 78 - Notice to pay levy in respect of right to take water or taking of water	DEW has no record of any notice affecting this title
18.3	section 99 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
18.4	section 107 - Notice to rectify effects of unauthorised activity	The regional landscape board has no record of any notice affecting this title
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
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 Act	The regional landscape board has no record of any notice affecting this title
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. <i>Land Tax Act 1936</i>		
19.1	Notice, order or demand for payment of land tax	A Land Tax Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au
20. <i>Local Government Act 1934 (repealed)</i>		
20.1	Notice, order, declaration, charge, claim or demand given or made under the Act	Contact the Local Government Authority for other details that might apply
21. <i>Local Government Act 1999</i>		
21.1	Notice, order, declaration, charge, claim or demand given or made under the Act	Contact the Local Government Authority for other details that might apply
22. <i>Local Nuisance and Litter Control Act 2016</i>		
22.1	section 30 - Nuisance or litter abatement notice	Contact the Local Government Authority for other details that might apply
23. <i>Metropolitan Adelaide Road Widening Plan Act 1972</i>		
23.1	section 6 - Restriction on building work	Transport Assessment Section within DIT has no record of any restriction affecting this title
24. <i>Mining Act 1971</i>		
24.1	Mineral tenement (other than an exploration licence)	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
24.2	section 9AA - Notice, agreement or order to waive exemption from authorised operations	Contact the vendor for these details
24.3	section 56T(1) - Consent to a change in authorised operations	Contact the vendor for these details
24.4	section 58(a) - Agreement authorising tenement holder to enter land	Contact the vendor for these details
24.5	section 58A - Notice of intention to commence authorised operations or apply for lease or licence	Contact the vendor for these details
24.6	section 61 - Agreement or order to pay compensation for authorised operations	Contact the vendor for these details
24.7	section 75(1) - Consent relating to extractive minerals	Contact the vendor for these details
24.8	section 82(1) - Deemed consent or agreement	Contact the vendor for these details
24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
25. <i>Native Vegetation Act 1991</i>		
25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title

also

Refer to the Certificate of Title

25.2 section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider
DEW Native Vegetation has no record of any agreement affecting this title
also

Refer to the Certificate of Title

25.3 section 25D - Management agreement
DEW Native Vegetation has no record of any agreement affecting this title
also

Refer to the Certificate of Title

25.4 Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation
DEW Native Vegetation has no record of any refusal or condition affecting this title

26. ***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
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31. *Public and Environmental Health Act 1987 (repealed)*

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

32. *South Australian Public Health Act 2011*

32.1	section 66 - Direction or requirement to avert spread of disease	Public Health in DHW has no record of any direction or requirement affecting this title
32.2	section 92 - Notice	Public Health in DHW has no record of any notice affecting this title

also

Contact the Local Government Authority for other details that might apply

- 32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval

Public Health in DHW has no record of any condition affecting this title

also

Contact the Local Government Authority for other details that might apply

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

- 33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

34. *Water Industry Act 2012*

- 34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement

An SA Water Certificate will be forwarded.
If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950

also

The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title

also

Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.

also

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

also

Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.

35. *Water Resources Act 1997 (repealed)*

- 35.1 section 18 - Condition (that remains in force) of a permit

DEW has no record of any condition affecting this title

- 35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy

DEW has no record of any notice affecting this title

36. *Other charges*

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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



Certificate of Title

Title Reference

CT 6063/892

Status

CURRENT

Easement

NO

Owner Number

17942723

Address for Notices

4 SULTANA POINT RD EDITHBURGH, SA 5583

Area

95m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

JACK THOMAS BARLOW
ALEXANDRA PAIGE MURDOCK
OF 4 SULTANA POINT ROAD EDITHBURGH SA 5583
WITH NO SURVIVORSHIP

Description of Land

LOT COMPRISING PIECES 6 AND 17 PRIMARY COMMUNITY PLAN 26220
IN THE AREA NAMED EDITHBURGH
HUNDRED OF MELVILLE

Last Sale Details

Dealing Reference

TRANSFER (T) 14034008

Dealing Date

12/05/2023

Sale Price

\$157,500

Sale Type

FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	14034009	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
5405008505	CURRENT	Unit 6, 25 O'HALLORAN PARADE, EDITHBURGH, SA 5583

Notations



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
14/07/2026 04:24PM
262390
20260714009796

Dealings Affecting Title

NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
23/07/2010 12:49	11432198	SCHEME DESCRIPTION	FILED
23/07/2010 12:49	11432199	BY-LAWS	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	5405008505
Type	Site & Capital Value
Date of Valuation	01/01/2026
Status	CURRENT
Operative From	01/07/2011
Property Location	Unit 6, 25 O'HALLORAN PARADE, EDITHBURGH, SA 5583
Local Government	YORKE PENINSULA
Owner Names	JACK THOMAS BARLOW ALEXANDRA PAIGE MURDOCK
Owner Number	17942723
Address for Notices	4 SULTANA POINT RD EDITHBURGH, SA 5583
Zone / Subzone	N - Neighbourhood
Water Available	Yes
Sewer Available	No
Land Use	1310 - Ground Floor Home Unit Only
Description	3H CP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
C26220 PIECE 17	CT 6063/892
C26220 PIECE 6	CT 6063/892

Values



Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$49,500	\$225,000			
Previous	\$38,000	\$188,000			

Building Details

Valuation Number	5405008505
Building Style	Conventional
Year Built	1980
Building Condition	Basic
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	Not Available
Number of Main Rooms	3

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



Certificate of Title

Title Reference: CT 6063/892

Status: CURRENT

Parent Title(s): CT 5355/685, CT 5355/686

Dealing(s) Creating Title: ACT 11432197

Title Issued: 26/08/2010

Edition: 5

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
12/05/2023	18/05/2023	14034009	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
12/05/2023	18/05/2023	14034008	TRANSFER	REGISTERED	JACK THOMAS BARLOW, ALEXANDRA PAIGE MURDOCK
18/11/2021	23/11/2021	13659777	TRANSFER	REGISTERED	CRAIG JOHN BATES, LOUISE JOSEPHINE BATES
17/07/2018	18/07/2018	12958290	DISCHARGE OF MORTGAGE	REGISTERED	12316711
24/04/2015	28/05/2015	12316711	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
15/12/2011	10/01/2012	11689612	TRANSFER	REGISTERED	KYM SOMERVILLE, DEBRA NANETTE SOMERVILLE

YORKE PENINSULA COUNCIL

PRINCIPAL OFFICE:

8 Elizabeth Street, Maitland

ALL CORRESPONDENCE TO:

PO Box 57, MAITLAND, SA 5573

Telephone (08) 8832 0000

Email: admin@yorke.sa.gov.auWebsite: www.yorke.sa.gov.au

LOCAL GOVERNMENT INQUIRY

(Certificate of liabilities pursuant to Section 187(1) of the Local Government Act 1999, as amended)

To: Distinct Conveyancing
PO Box 1114
BLACKWOOD SA 5051

Certificate No : 18220
Receipt No : 27619362

Property details:	PCE: 6 PLN: 26220 CT: 6063/892, PCE: 17 PLN: 26220 CT: 6063/892 6/25 O'Halloran Parade EDITHBURGH 5583
Principal Ratepayer(s):	J T BARLOW & A P MURDOCK
Assessment No:	427914
Valuation No:	5405008505

Rates and Charges:

**PLEASE NOTE: YORKE PENINSULA COUNCIL'S DECLARING OF RATES HAS BEEN SCHEDULED FOR 05/08/2026.
PLEASE CONTACT RATES OFFICER AFTER 10/08/2026 TO CONFIRM THE INFORMATION ON THIS CERTIFICATE**

Arrears as at 01/07/2026	\$0.00
Rates & Regional Landscape Levy plus, if applicable, Service Charges for the 2026/2027 rating year	\$1,171.10 (Estimate Only)
PLUS Other Related Property Charges	
PLUS Fines and/or Interest already incurred	\$0.00
PLUS Other adjustments	-\$0.02
LESS Rebate (if applicable)	\$0.00
LESS Payments received this financial year	\$0.00
TOTAL OWING AT DATE OF THIS REPLY	\$1,171.10 (Estimate Only)
*Please contact Council prior to settlement for an updated outstanding balance.	
*Assessments with a credit balance are to be adjusted at settlement.	

For Adjustment purposes please note:

- ☐ That works may be carried out, for which charges will be raised subsequent to this certificate. (See attached notice where applicable)
- ☐ If the property is located in **Balgowan, Black Point, Hardwicke Bay** or **Port Rickaby** and is serviced by a Council Water Supply Scheme please email admin@yorke.sa.gov.au to request a final meter reading just prior to settlement. Please note that a fee of \$57.00 is payable to Council for this reading.

The charges as shown are valid only for the date of the certificate. If you are seeking updated rating information more than 30 days from the date of this certificate, or in a new financial year, a new Section 187 request is required to be lodged.

Fines and interest will be added to overdue amounts as provided by the Local Government Act, 1999.

PRESCRIBED PARTICULARS ONLY ARE PROVIDED

Enquiries or updates regarding this certificate should only be directed to the Rates Department at the Maitland Branch Office, via email to admin@yorke.sa.gov.au



Billor Code: 10264
Reference: 427914

Certified: Date: 23 July 2026

YORKE PENINSULA COUNCIL

PRINCIPAL OFFICE:
8 Elizabeth Street, Maitland
Telephone (08) 8832 0000

ALL CORRESPONDENCE TO:
PO Box 57, MAITLAND, SA 5573
Fax (08) 8853 2494
Email: admin@yorke.sa.gov.au
Website: www.yorke.sa.gov.au



LOCAL GOVERNMENT ENQUIRY (SECTION 7 SEARCH)

SF015
Responsible Officer: C&CS
Issue Date: 20/09/2022
Next Review Date: September 2026

PRESCRIBED INFORMATION DEVELOPMENT SECTION

Assessment:	427914	CT:	6063/892
Property:	(PCE 6) 6/25 O'Halloran Parade, Edithburgh SA 5583		

PRESCRIBED ENCUMBRANCES	OTHER PARTICULARS REQUIRED (Strike out responses not applicable)
Part 1 – Items that must be included in statement.	
Development Act 1993	
Part 3 - Development Plan	Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan): N/A Is the land situated in a designated State Heritage Area? N/A Is the land designated as a place of local heritage value? N/A Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? ☒ NO ☐ YES If YES, state the name of the Council: Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? ☒ NO ☐ YES

Repealed Act Conditions	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed).	☒ Nil ☐ Nature of condition(s) : ☐ See attached
Part 2 – Items to be included if land affected	
Development Act 1993	
Section 50(1) – Requirement to vest land in a Council or the Crown to be held as open space.	☒ Nil ☐ Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any): \$..... ☐ See attached agreement.
Section 50(2) – Agreement to vest land in a Council or the Crown to be held as open space.	☒ Nil ☐ Date of Agreement: Names of parties: Terms of agreement: Contribution payable (if any): \$..... ☐ See attached agreement.
Section 55 – Order to remove or perform work	☒ Nil ☐ Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any): \$..... ☐ See attached order/s.
Section 56 – Notice to complete development	☒ Nil ☐ Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any): \$..... ☐ See attached notice/s.
Section 57 – Land Management Agreement	☒ Nil ☐ Date of agreement: Names of parties: Terms of agreement: ☐ See attached agreement.

Section 69 – Emergency order	☒ Nil ☐ 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) \$..... ☐ See attached order.
Section 71 - Fire safety notice	☒ Nil ☐ Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any): \$..... ☐ See attached notice.
Section 84 – Enforcement notice	☒ Nil ☐ Date notice given: Name of relevant authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any): \$..... ☐ See attached notice.
Section 85(6), 85(10) or 106 – Enforcement order	☒ Nil ☐ 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: ☐ See attached order.
Part 11 Division 2 - Proceedings	☒ Nil ☐ Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any): ☐ See attached proceedings or determination.
Housing Improvement Act 1940	
Section 23 – Declaration that house is undesirable or unfit for human habitation	☒ Nil ☐ Date of declaration: Those particulars required to be provided by a Council under section 23: ☐ See attached declaration.

Planning, Development and Infrastructure Act 2016	
Section 141 – Order to remove or perform work	☒ Nil ☐ Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any): \$..... ☐ See attached order/s.
Section 142 – Notice to complete development	☒ Nil ☐ Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any): \$..... ☐ See attached notice/s.
Section 155 – Emergency order	☒ Nil ☐ 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) \$..... ☐ See attached order.
Section 157 - Fire safety notice	☒ Nil ☐ Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any): \$..... ☐ See attached notice.
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	☒ Nil ☐ Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any): ☐ See attached
Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	☒ Nil ☐ Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any): ☐ See attached

Yorke Peninsula Council

SF015 Local Government Enquiry (Section 7 Search)

Part 16 - Division 1 - Proceedings	☒ Nil ☐ Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any): ☐ See attached proceedings or determination.
Section 213 – Enforcement notice	☒ Nil ☐ 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): \$..... ☐ See attached notice.
Section 214(6), 214(10) or 222 – Enforcement order	☒ Nil ☐ Date notice given: Name of relevant authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any): \$..... ☐ See attached notice.
Confirmed by the Planning / Development Section 	Date 16/07/2026

PRESCRIBED INFORMATION ENFORCEMENT / COMPLIANCE

PRESCRIBED ENCUMBRANCES	PARTICULARS REQUIRED (Strike out responses not applicable)
Fire and Emergency Services Act 2005	
Section 105F (or Section 56 or 83 (repealed) – Notice of action required concerning flammable materials on land	☒ Nil ☐ Date of notice: Name of authority giving notice: Requirements of notice (as stated therein): Amount payable (if any) \$..... ☐ See attached notice.
Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	☒ Nil ☐ Date of notice: Name of authority giving notice: Requirements of notice (as stated therein): Amount payable (if any) \$..... ☐ See attached notice.
Confirmed by Development Services 	Date 16/07/2026

PRESCRIBED INFORMATION HEALTH

PRESCRIBED ENCUMBRANCES	PARTICULARS REQUIRED (Strike out responses not applicable)
Food Act 2001	
Section 44 – Improvement notice	☒ Nil ☐ Date of notice: Name of authorised officer who served notice: Name of authority that appointed officer: Requirements of notice: ☐ See attached notice.
Section 46 – Prohibition order	☒ Nil ☐ Date of order: Name of authority or person who served order: Requirements of order: ☐ See attached order.

Public and Environmental Health Act 1987 (repealed)	
Part 3 - Notice	☒ Nil ☐ Date of notice: Name of Council or other authority giving notice: Requirements of notice: ☐ See attached notice.
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) Part 2 – Condition (that continues to apply) of an approval.</i>	☒ Nil ☐ Date of approval: Name of relevant authority that granted the approval: Condition(s) of approval: ☐ See attached approval.
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) Regulation 19 – Maintenance order (that has not been complied with)</i>	☒ Nil ☐ Date of order: Name of authority giving order: Requirements of order: ☐ See attached order.
South Australian Public Health Act 2011	
Section 66 – Direction or requirement to avert spread of disease	☒ Nil ☐ Date of direction or requirement: Name of authority giving or making requirement: Nature of direction or requirement: ☐ See attached direction or requirement.
Section 92 - Notice	☒ Nil ☐ Date of notice: Name of Council or other relevant authority giving notice: Requirements of notice ☐ See attached notice.
<i>South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that continues to apply) of an approval</i>	☒ Nil ☐ Date of approval: Name of person or body that granted approval: Condition (s) of approval: ☐ See attached approval.
Confirmed by Development Services 	Date 16/07/2026

PRESCRIBED INFORMATION GENERAL

PRESCRIBED ENCUMBRANCES	PARTICULARS REQUIRED (Strike out responses not applicable)
Local Government Act 1934	
Notice, order, declaration, charge, claim or demand given or made under the Act.	☒ Nil ☐ 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) \$..... ☐ See attached notice.
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act.	☒ Nil ☐ 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) \$..... ☐ See attached notice.
Water Industry Act 2012	
Notice or order under the Act requiring payment of charges or other amounts or making other requirement.	☒ Nil ☐ Date of notice, or order: Name of person or body who served notice or order: Amount payable (if any) as specified in the notice or order: \$..... Nature of any requirement made (if any) as specified in the notice or order: ☐ See attached notice.
Confirmed by Development Services 	Date 16/07/2026

PARTICULARS OF BUILDING INDEMNITY INSURANCE

Note: Building Indemnity Insurance is not required for –

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

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

Building indemnity insurance is required.... ☐ YES ☒ NO (refer above note):

- 1. Name(s) of person(s) insured:
- 2. Name of Insurer:
- 3. Limitations on the liability of the insurer:
- 4. Name of Builder:
- 5. Builder's Licence Number.....
- 6. Date of Issue of Insurance:
- 7. Description of insured building work:
.....
.....

Exemption from holding insurance:

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

* ☐ YES ☒ NO

If YES, give details:

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

Certified Development Section 	Date 16/07/2026
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PRESCRIBED INFORMATION

PARTICULARS RELATING TO ENVIRONMENTAL PROTECTION

Further information held by councils

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

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

* ☐ YES ☒ NO

Note—

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

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

It should be noted that:-

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

Certified Development Section 	Date 16/07/2026
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ATTACHMENTS

Data Extract for Section 7 search purposes

Valuation ID 5405008505

Data Extract Date: 16/07/2026

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: C26220 QP17, C26220 QP6

Certificate Title: CT6063/892

Property Address: UNIT 6 25 O'HALLORAN PDE EDITHBURGH SA 5583

Zones

Neighbourhood (N)

Subzones

No

Zoning overlays

Overlays

Affordable Housing

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

Hazards (Flooding - Evidence Required)

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

Native Vegetation

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

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.

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



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: 2800529

DISTINCT CONVEYANCING PTY LTD
POST OFFICE BOX 1114
BLACKWOOD SA 5051

DATE OF ISSUE
15/07/2026

ENQUIRIES:
Tel: (08) 8372 7534
Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER		OWNERSHIP NAME		
17942723		J BARLOW & A MURDOCK		
PROPERTY DESCRIPTION				
6 / 25 O'HALLORAN PDE / EDITHBURGH SA 5583 / PCES 6 17 C2622				
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R2	RE
5405008505	CT 6063/892	\$225,000.00	0.500	0.400
LEVY DETAILS:		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	35.60
FINANCIAL YEAR		- REMISSION	\$	21.05
2026-2027		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	0.00
		= <u>AMOUNT PAYABLE</u>	\$	64.55

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 13/10/2026



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
17942723

OWNERSHIP NAME
J BARLOW & A MURDOCK

ASSESSMENT NUMBER
5405008505

AMOUNT PAYABLE
\$64.55

AGENT NUMBER
100032710

AGENT NAME
DISTINCT CONVEYANCING PTY LTD

EXPIRY DATE
13/10/2026

+70208291100022> +001571+ <0550839075> <0000006455> +444+

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: 7020829110 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 © Registered to BPAY Pty Ltd ABN 69 079 137 518	 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
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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.

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Land Tax Act 1936**CERTIFICATE OF LAND TAX PAYABLE**

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

PIR Reference No: 2800529

DATE OF ISSUE

15/07/2026

DISTINCT CONVEYANCING PTY LTD
POST OFFICE BOX 1114
BLACKWOOD SA 5051

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au**OWNERSHIP NAME**

J BARLOW & A MURDOCK

FINANCIAL YEAR

2026-2027

PROPERTY DESCRIPTION

6 / 25 O'HALLORAN PDE / EDITHBURGH SA 5583 / PCES 6 17 C2622

ASSESSMENT NUMBER

5405008505

TITLE REF.

(A "+" indicates multiple titles)

CT 6063/892

TAXABLE SITE VALUE

\$49,500.00

AREA

0.0095 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**13/10/2026****Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE**PAYMENT REMITTANCE ADVICE****No payment is required on this Certificate**

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: 7020829029 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 © Registered to BPAY Pty Ltd ABN 69 079 137 518	 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.



Account Number 54 05008 50 5	L.T.O Reference CT6063892	Date of issue 15/7/2026	Agent No. 8722	Receipt No. 2800529
--	------------------------------	----------------------------	-------------------	------------------------

DISTINCT CONVEYANCING PTY LTD
PO BOX 1114
BLACKWOOD SA 5051
melanie@distinctconveyancing.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: J T BARLOW & A P MURDOCK
Location: U6 25 O'HALLORAN PDE EDINBURGH PC ES 6 17 C 26220
Description: 3H CP **Capital Value:** \$ 225 000
Rating: Residential

Periodic charges

Raised in current years to 30/6/2026

			\$
	Arrears as at: 30/6/2026	:	0.00
Water main available: 1/7/2011	Water rates	:	0.00
Sewer main available:	Sewer rates	:	0.00
	Water use	:	0.00
	SA Govt concession	:	0.00
	Recycled Water Use	:	0.00
	Service Rent	:	0.00
	Recycled Service Rent	:	0.00
	Other charges	:	0.00
	Goods and Services Tax	:	0.00
	Amount paid	:	0.00
	Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 88.00 Sewer: 0.00 Bill: 12/8/2026

This account has no meter of its own but is supplied from account no 54 05008 01 1.

The Water Use apportionment option is Uneven.

The apportionment percentage for this account is 6.98%.

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/>.



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



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:

J T BARLOW & A P MURDOCK

Water & Sewer Account

Acct. No.: **54 05008 50 5**

Amount: _____

Address:

U6 25 O'HALLORAN PDE EDITHBURGH
PCES 6 17 C 26220

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	5405008505



Biller code: 8888

Ref: 5405008505

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: 5405008505



**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

JE Whites Strata & Community Management
 55 Woodville Road, Woodville
Ph (08) 8444 6444
Site www.jewhites.com.au

**STATEMENT PURSUANT TO SECTION 139
 OF THE COMMUNITY TITLES ACT 1996**

Date of Statement: **15 July 2026**

Community Lot in respect of which the Statement is issued: Lot **6** in **Community Plan No. 26220 at Anchorage Holiday Units, 25 O'Halloran Parade, EDITHBURGH SA 5583**

Person requesting certificate: **Name: Distinct Conveyancing**
Address: 5/237 Main Road, Blackwood SA 5051

The Community corporation certifies the following with respect to the Lot being the subject of this Statement:
Administrative fund – contributions payable by regular periodic instalments or lump sum

Number of instalments payable per year (if contributions payable by instalments): 4

Amount of each instalment, period to which instalment relates and date due

Amount	Period	Date Due
\$192.00	01 Jun 2026 to 31 Aug 2026	01 Jun 2026
\$11.00	Debt Recovery Fee	09 July 2026
\$500.00	Breach of Scheme Descript May & Jun	24 July 2026
\$192.00	01 Sep 2026 to 30 Nov 2026	01 Sep 2026
\$192.00	01 Dec 2026 to 28 Feb 2027	01 Dec 2026
\$192.00	01 Mar 2027 to 31 May 2027	01 Mar 2027

Amount owing \$201.74
 Interest due on unpaid levies \$1.25
 Amount in credit for prepaid levies \$0.00

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

Number of instalments payable per year (if contributions payable by instalments): 4

Amount of each instalment, period to which instalment relates and date due

Amount	Period	Date Due
\$20.00	01 Jun 2026 to 31 Aug 2026	01 Jun 2026
\$20.00	01 Sep 2026 to 30 Nov 2026	01 Sep 2026
\$20.00	01 Dec 2026 to 28 Feb 2027	01 Dec 2026
\$20.00	01 Mar 2027 to 31 May 2027	01 Mar 2027

Amount owing \$19.87
 Interest due on unpaid levies \$0.13
 Amount in credit for prepaid levies \$0.00

Special contributions

None

Particulars of Assets and Liabilities of the Corporation

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

Particulars of any Expenditure

(a) Incurred by the Corporation

As per the minutes provided.

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

As per the Minutes provided.

Insurance policies

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

Policy No.	ST502627	CHU Insurance			
Type:	Common Property	Broker:			
Premium:	\$1,691.58	Paid on:	11/02/2026	Policy start date:	15/03/2026 Next due: 15/03/2027
<i>Cover</i>		<i>Sum insured</i>		<i>Excess</i>	
Common Property		\$300,000.00		\$300.00	
Community Income		\$45,000.00		\$0.00	
Public Liability		\$30,000,000.00		\$0.00	
Voluntary Workers		\$200,000.00		\$0.00	
Fidelity Guarantee		\$250,000.00		\$0.00	
Office Bearers Liability		\$500,000.00		\$0.00	
Machinery Breakdown		\$10,000.00		\$0.00	
Government Audit Costs		\$25,000.00		\$0.00	
Appeal Expenses		\$100,000.00		\$0.00	
Legal Defence Expenses		\$50,000.00		\$0.00	
Excess				\$300.00	

Documents Supplied

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

Payments

Settlement fees can be paid using the following details:

Biller Code: 96503

Ref: 26419895376562

NOTE:

The information provided is accurate as at the date of this Statement and is not intended to be relied upon by any party other than the person who requested this Statement under Section 139 of the Act.

*We advise you to contact the Office prior to settlement to get any updates. **Upon settlement, the Purchaser should contact the office ASAP to ensure that their contact information is updated in our system, and levies can be paid without reminder and arrears fees being applied.***

An inspection of the accounting records, minute books of the corporation and any other prescribed documentary material may be arranged by application to the Agent at the address listed below.

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

This Statement was prepared on behalf of Community Corporation 26220 Inc. by,

Debbie McDonald on behalf of

Lisa Johnstone
J E Whites Pty Ltd
55 Woodville Road
Woodville SA 5011



JE WHITES

Strata & Community
Management

55 Woodville Road, Woodville

Ph (08) 8444 6444

Site www.jewhites.com.au

ABN 41 050 206 525
RLA 195966

TAX INVOICE

15 July 2026

Distinct Conveyancing
5/237 Main Road
Blackwood SA 5051

FOR: Searching and completing document for Provisions of
Section 139 Certificate;
In connection with:
Community Corporation No 26220 Inc
Lot 6/25 O'Halloran Parade, Edithburgh SA 5583

FEE: As prescribed (\$60.00)	\$ 60.00
Plus GST (10%)	\$ 6.00

TOTAL DUE: **\$ 66.00**

PAID

With Compliments



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 6063 Folio 892

Parent Title(s)

CT 5355/685, CT 5355/686

Creating Dealing(s)

ACT 11432197

Title Issued

26/08/2010

Edition

5

Edition Issued

18/05/2023

Estate Type

FEE SIMPLE

Registered Proprietor

JACK THOMAS BARLOW
ALEXANDRA PAIGE MURDOCK
OF 4 SULTANA POINT ROAD EDITHBURGH SA 5583
WITH NO SURVIVORSHIP

Description of Land

LOT COMPRISING PIECES 6 AND 17 PRIMARY COMMUNITY PLAN 26220
IN THE AREA NAMED EDITHBURGH
HUNDRED OF MELVILLE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
14034009	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

Dealings Affecting Title NIL

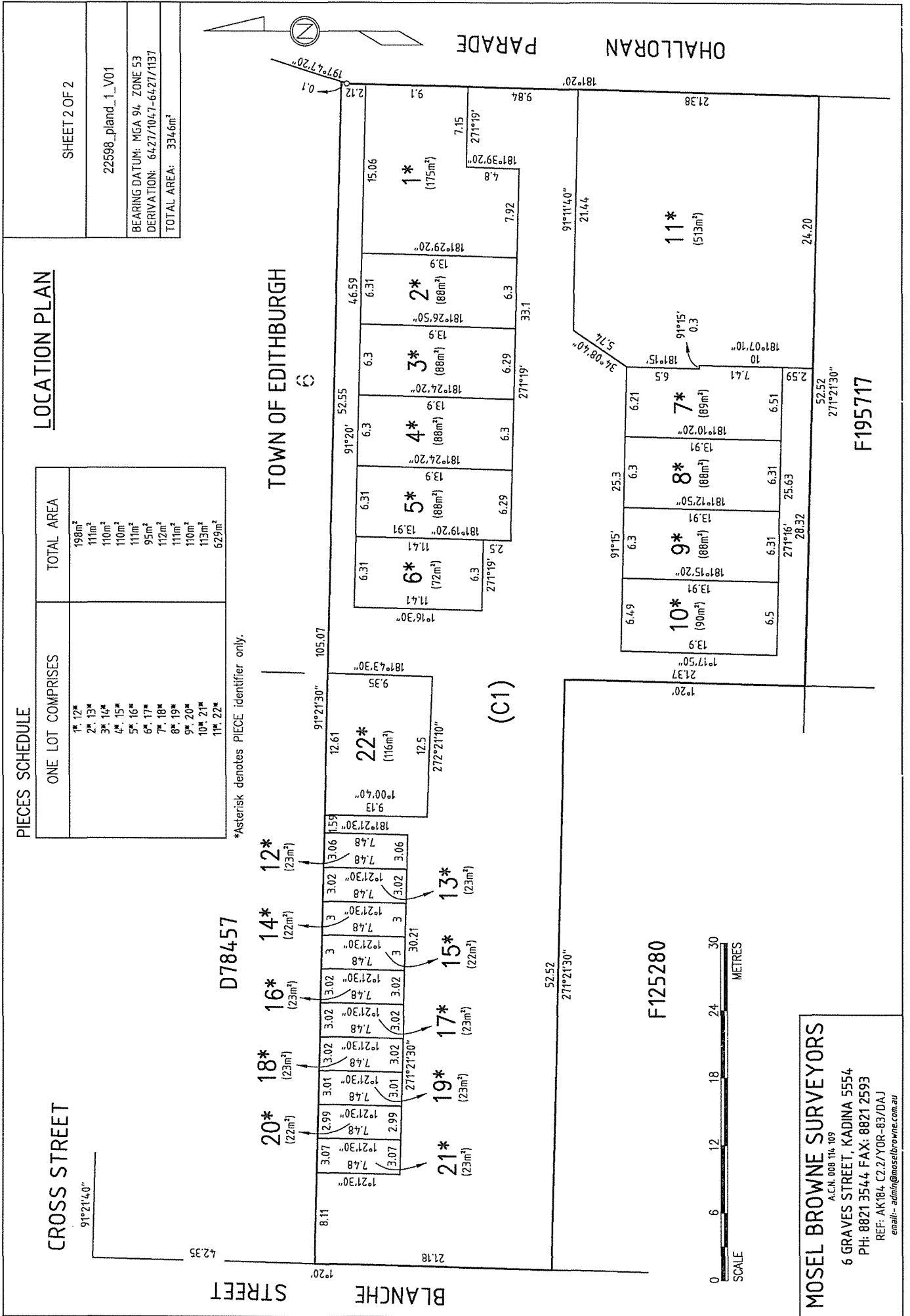
Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
23/07/2010	11432198	SCHEME DESCRIPTION	FILED
23/07/2010	11432199	BY-LAWS	FILED

Registrar-General's Notes NIL

Administrative Interests NIL



LOT ENTITLEMENT SHEET

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENTS	SUBDIVIDED
1* 12*	1490	
2* 13*	744	
3* 14*	744	
4* 15*	744	
5* 16*	744	
6* 17*	698	
7* 18*	744	
8* 19*	744	
9* 20*	744	
10* 21*	744	
11* 22*	1860	
AGGREGATE	10000	

COMMUNITY PLAN NUMBER
C26220

SHEET 1 OF 1

ACCEPTED

REGISTRAR-GENERAL

DEV. No. 544 : C045 : 2008

APPLICATION

CERTIFICATE OF LAND VALUER

I Michael Patrick O'Callaghan
being a land valuer within the meaning of the
Land Valuers Act 1996 certify that the
schedule is correct for the purposes of the
Community Titles Act 1996.

Dated the 20 day of July 2010

M O'Callaghan
Signature of Land Valuer



Approved Budget to apply from 01/03/2026

✉ info@jewhites.com.au
 🌐 www.jewhites.com.au
 ☎ (08) 8444 6444
 ABN 41 050 206 525

Community Corporation 26220 Inc.

Anchorage Holiday Units, 25 O'Halloran Parade,
EDITHBURGH SA 5583

Administrative Fund

Approved
budget

Revenue

Levies Due - Owners Insurance Endorsements	4,000.00
Levies Due--Admin	11,000.00
Total revenue	15,000.00

Less expenses

Admin--Audit/Tax & Public Officer	353.50
Admin--Management Fees--Standard	2,948.00
Admin--Meeting Fees	164.00
Admin--Technology/Communications/Compliance	547.80
Bank Management Charges	79.20
Insurance--Common Property Only	1,800.00
Insurance--Owners Endorsements	4,000.00
Maint Grounds--Lawns, Grounds & Gardening	2,400.00
Maint.	
Total expenses	12,292.50

Surplus/Deficit

	2,707.50
Opening balance	(92.26)

Closing balance

\$2,615.24

Total units of entitlement	10000
Levy contribution per unit entitlement	\$1.10

Sinking Fund	
	Approved budget
Revenue	
Levies Due--Sinking	1,100.00
Total revenue	1,100.00
Surplus/Deficit	1,100.00
Opening balance	26,769.64
Closing balance	\$27,869.64
Total units of entitlement	10000
Levy contribution per unit entitlement	\$0.11



Balance Sheet

As at 15/07/2026

✉ info@jewhites.com.au
 🌐 www.jewhites.com.au
 ☎ (08) 8444 6444
 ABN 41 050 206 525

Community Corporation 26220 Inc.

Anchorage Holiday Units, 25 O'Halloran Parade,
EDITHBURGH SA 5583

	Current period
Owners' funds	
Administrative Fund	
Surplus / Deficit for Year--Admin	(951.21)
Opening Balance--Admin	(92.26)
	(1,043.47)
Sinking Fund	
Surplus / Deficit for Year--Sinking	692.53
Opening Balance--Sinking	26,769.64
	27,462.17
Net owners' funds	\$26,418.70
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	(901.31)
Levies owed by Unit Holders--Admin	395.74
Receivable-(to be paid)--Owners--Admin	22.00
	(483.57)
Sinking Fund	
Cash at Bank--Sinking	5,842.39
Investments--Sinking	21,601.28
Levies owed by Unit Holders--Sinking	40.87
	27,484.54
Unallocated Money	
	0.00
<i>Total assets</i>	27,000.97
Less liabilities	
Administrative Fund	
Creditors--Other--Admin	341.53
Prepaid Levies--Admin	218.37
	559.90
Sinking Fund	
Prepaid Levies--Sinking	22.37
	22.37
Unallocated Money	
	0.00
<i>Total liabilities</i>	582.27
Net assets	\$26,418.70



Approved Levy Schedule to apply from 01/03/2026

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 🌐 www.jewhites.com.au
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 ABN 41 050 206 525

Community Corporation 26220 Inc.

Anchorage Holiday Units, 25 O'Halloran Parade,
EDITHBURGH SA 5583

Quarterly levy instalments that apply to each lot from budgets accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total	Annual Total
1	1	1490.00	410.00	41.00	451.00	1,804.00
2	2	744.00	205.00	21.00	226.00	904.00
3	3	744.00	205.00	21.00	226.00	904.00
4	4	744.00	205.00	21.00	226.00	904.00
5	5	744.00	205.00	21.00	226.00	904.00
6	6	698.00	192.00	20.00	212.00	848.00
7	7	744.00	205.00	21.00	226.00	904.00
8	8	744.00	205.00	21.00	226.00	904.00
9	9	744.00	205.00	21.00	226.00	904.00
10	10	744.00	205.00	21.00	226.00	904.00
11	11	1860.00	512.00	52.00	564.00	2,256.00
		10,000.00	\$2,754.00	\$281.00	\$3,035.00	\$12,140.00

COMMUNITY CORPORATION NO 26220 INC.
Anchorage Holiday Units, 25 O'Halloran Parade,
EDITHBURGH SA 5583

Minutes of the Annual General Meeting held at JE Whites - 55 Woodville Road, Woodville
on Monday, 20 April 2026, commencing at 05:00 PM

1 ATTENDANCE, PROXIES, QUORUM & CHAIRPERSON

Present:

Unit 1 - A Soar
Unit 3 - R Blyth & J Blyth
Unit 5 - D Manson & K Manson
Unit 7 - F Nash & W Lockett
Unit 8 - A Hatcher-Kerin, K Hatcher-Kerin & C A Ferguson
Unit 9 - B Edwards
Unit 11 - R & M Longbottom

Proxies:

Unit 2 - L Raggio to K Hatcher-Kerin
Unit 6 - J Barlow & A Murdock to M Murdock
Unit 10 - L Kelly to the representative of JE Whites

Apologies:

Nil

PROCEEDINGS

Quorum:

Mitch Sutcliffe of JE Whites welcomed members present and declared a quorum in attendance.

Declaration of Interest

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

Members Advice

Members will find in the documentation of the Minutes several sections that are recorded at each meeting. As they are repeated from year to year, they may not be discussed in the same extent as actually recorded, but appear for the benefit of newcomers to the Corporation.

Members will find additional information attached to the final page of the minutes. This information is pertinent to the continued management of your Corporation, and is for the benefit of all Corporation Members.

ELECTION OF CHAIRPERSON

It was resolved that Mitch Sutcliffe of JE Whites assist the Corporation in chairing the meeting.

2 CONFIRMATION OF PREVIOUS MINUTES

The Minutes of the previous meeting dated 14/04/2025 and sent to Members were accepted as a true and correct account of proceedings with no business arising.

3 CONFIRMATION OF FINANCIAL STATEMENTS

The financial statement dated 28/02/2026 showed a balance of \$1,434.51 Administrative Fund & \$5,432.80 Sinking Fund & \$21,472.13 Investment Fund currently held in the Macquarie Bank, Sydney. The Chairperson tabled the statement and invited owners to comment. The financial statement was accepted. Motion carried.

Tax and Audits

Legislation requires each Corporation to lodge an annual tax return; legislation further requires that the Corporation's trust account is audited annually by an accredited auditor. The audit for 2025 was undertaken by Perks Accountants & Wealth Advisers of 8/81 Flinders St, Adelaide, and a copy of the report is available to all members and can be viewed at the JE Whites office.

4 INTEREST CHARGED ON OVERDUE CONTRIBUTIONS/LEVIES

That in accordance with the Act, the Corporation will apply arrears interest of 15% per annum calculated daily, in the event payment of a contribution or levy or an instalment of a contribution or levy is not received in full within 28 days of the due date.

The Management Committee is authorised to waive penalty interest charges in extenuating circumstances at their discretion.

Motion carried.

5 RECOVERY OF OVERDUE CONTRIBUTIONS/LEVIES

That the Corporation resolve to continue applying its existing debt recovery policy UNTIL 30 NOVEMBER 2026, with the following procedures in effect during this time:

Accounting Fees

Members are to be charged an accounting fee of \$11.00 (Inc GST) by the Body Corporate Manager for any accounts greater than 28 days overdue.

Debt Collection

The Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, including legal action, to recover all outstanding monies at a fee of \$22.00 (Inc GST). The account would have to be at least 3 months overdue. The Presiding Officer will be contacted prior to any court action.

And to further resolve that FROM 1 DECEMBER 2026, the Corporation adopts the following new debt recovery policy:

That in accordance with the Act, JE Whites is authorised to take all necessary steps to recover overdue contributions, levies, penalties, and associated recovery costs on behalf of COMMUNITY CORPORATION 26220 INC. This includes, without requiring further approval, engaging a debt recovery agency to initiate legal proceedings against members in arrears.

JE Whites will apply a charge to the debtor when a first arrears notice is issued, which occurs if a contribution, levy, or instalment remains unpaid 28 days after its due date. An additional charge also applies when instructions are issued to a debt recovery agency.

The Corporation resolves that any fees incurred from third-party providers during the recovery process will be passed on to the debtor at cost.

Any arrears existing at the time this new policy takes effect (1 December 2026) which are greater than 56 days overdue will immediately be referred to debt collection by the Manager without further approval. Existing payment arrangements in place at that time will continue and will be exempt from referral to debt collection, provided the debtor complies with the agreed terms. If a debtor defaults on their payment arrangement, the account will be referred to debt collection without further notice.

Owners are advised of the following debt recovery process:

- 1. Contribution Notice:** Owners are issued their contribution notice approximately 3 weeks before the due date.
- 2. Reminder Notice:** If payment is not received by the due date, owners are issued a reminder notice approximately 14 days after the due date.
- 3. Final Notice:** After a lapse of 28 days from the due date, a final notice is issued to the owner, incurring a \$33.00 fee. Payment is to be made in full within 28 days from the date of issue.
- 4. Interest Accrual:** Interest will begin to accrue on any overdue amounts if payment has not been received within 28 days of the original due date.
- 5. Debt Collection Referral:** Once the 56-day period has expired, the account will be referred to debt collection, which will incur a JE Whites administration fee and an establishment fee from the debt collection agency.

Motion carried.

6 APPOINTMENT OF OFFICE BEARERS

Richard Amey, Allyson Soar, Karen Hatcher-Kerin were thanked for being the Presiding Officer, Secretary & Treasurer for the past year.

It was resolved that Allyson Soar be elected to the role of Presiding Officer, and Karen Hatcher-Kerin be elected to the roles of Secretary & Treasurer for the upcoming year.

7 APPOINTMENT OF MANAGEMENT COMMITTEE

The Corporation agreed to form a Management Committee consisting of Allyson Soar, Karen Hatcher-Kerin, Belinda Edwards, Ron Blyth and Danun Manson.

The Chairperson advises that the Management Committee of the Corporation do not have powers to resolve matters subject to special or unanimous resolutions. Committee Meetings should be conducted in accordance with the Act, and minutes are to be provided to the Body Corporate Manager to be added to the Corporation's records.

8 APPOINTMENT OF BODY CORPORATE MANAGERS

It was resolved that JE Whites be reappointed to assist the Corporation with management services as defined in the Community Titles Act 1996 at an annual primary remuneration of \$2,948.00 inclusive of GST.

JE Whites' appointment will be for a period of 12 months from the date of this meeting and that upon expiry, management will continue on a month by month basis until the next meeting or the delegation of powers is revoked.

Any elected Office Bearer is authorised to sign the Management Agreement on behalf of the Community Corporation. JE Whites note that should the Management Agreement not be returned signed within 21 days of receipt, it will be taken as being accepted and the Manager is authorised to execute the Management Agreement on behalf of the Community Corporation.

9 CORPORATION PUBLIC OFFICER

It was resolved that Bryan Sutcliffe of JE Whites be empowered to act as the Public Officer of the Corporation as defined under the Income Tax Assessment Act 1936.

10 TAXATION AUTHORITY

JE Whites is authorised to represent the Corporation in all aspects of dealings with the Australian Taxation Office. The nominated representatives from JE Whites are Wendy Sly and Joanne Pearce.

11 INSURANCE REVIEW

The Chairperson advised Members present that it is a requirement of the Community Titles Act for the Corporation to insure the common property for full replacement value or reinstatement value. JE Whites suggest regular insurance valuations to ensure compliance and adequate insurance cover.

Insurance Renewal

The Corporation's insurance details are as follows:

Policy No.ST502627

CHU Insurance

Type : Common Property

Premium : \$1,691.58 Paid on : 11/02/2026 Start : 15/03/2026 Next due : 15/03/2027

Cover	Sum Insured	Excess
Common Property	\$300,000.00	\$300.00
Community Income	\$45,000.00	
Public Liability	\$30,000,000.00	
Voluntary Workers	\$200,000.00	
Fidelity Guarantee	\$250,000.00	
Office Bearers Liability	\$500,000.00	
Machinery Breakdown	\$10,000.00	
Government Audit Costs	\$25,000.00	
Appeal Expenses	\$100,000.00	
Legal Defence Expenses	\$50,000.00	
Excess		\$300.00

Insurance Valuation: There is no valuation report currently held on file.

The Members determined that the insurance as presented by the Body Corporate Manager is adequate for the upcoming year.

Contents & Landlord Insurance

JE Whites advise all Members that the Corporation's building insurance policy contains neither contents nor landlord insurance protection. It is noted that the Corporation's legal liability cover applies primarily to common property and that Members should be separately insured for cover in relation to their own premises.

Disclosure

JE Whites is an authorised representative of CHU Underwriting Agencies for QBE Insurance, Flex Insurance for QBE Insurance and authorised distributor for SCI Insurance for Allianz Australia Insurance and receives a commission of 20% of the base premium only. JE Whites is an authorised distributor of Lync Insurance Brokers Pty Ltd, and receive a commission of 17% of the base premium only.

Quotes, schedules, and certificates of currency pertaining to the Corporation are available for Members to view at any time on the JE Whites Owners Portal. If you require assistance accessing your Owner Portal, please contact your JE Whites Body Corporate Manager.

JE Whites act on behalf of the Corporation for a host of insurance related matters. For a full list of the insurance-related services JE Whites provide your Community Corporation, please refer to the additional information attached to the final page of the minutes.

General Advice Warning

Any advice provided by JE Whites is general advice only and does not take into account your personal objectives, financial situation, or needs. Before acting on this advice, you should consider whether it is appropriate for your circumstances. You should also obtain and review the relevant Product Disclosure Statement (PDS) and Policy Wording before making any decision about whether to acquire, hold, or modify a financial product.

Insurance Valuation

Section 103 (2) of the Act imposes a duty on the Corporation to insure all building and building improvements on the common property for their full replacement value, including all costs incidental to and associated with the replacement. The Corporation is further required to keep itself insured against liability for negligence. JE Whites advise that their advice is of a general nature and not personal advice. Members are encouraged to seek independent advice, which would include a licensed valuers' opinion where applicable.

12 MAINTENANCE OF COMMON PROPERTY

The following items were discussed:

12.1 Re-connection of Electricity - Proposed by U7

The meeting noted that the disconnection was implemented because the sub-board at the rear of the laundry has insufficient capacity to supply power to all ten bays if owners install freezers and other appliances. It was confirmed that electricity remains disconnected to all storage bays except Unit 11 which has a separate metered supply from the front of the complex.

Shed Lighting Requirements

Following the approval of shed enclosures, members raised safety concerns about the lack of lighting in enclosed storage bays. Discussion revealed that installing individual lighting would be complex as the existing power supply runs through community infrastructure at the rear of the laundry. A previous quote for installing double fluoro lights in each bay exceeded \$6,000. Members discussed alternative solutions including solar-powered lights with motion sensors. Francis & Wendy proposed obtaining a quote for running a separate power line from the front of the complex to their individual unit at their own cost, with payment of usage above the community average. The Corporation noted that metering individual usage would be administratively complex and create equity issues if multiple owners pursued similar arrangements. The Management Committee was tasked with investigating lighting solutions and obtaining updated quotes for consideration.

Barbecue Area and Fish Cleaning Electrical Repairs

The Corporation received a quote from Tape Electrical for \$1,677 to repair sun-damaged aerial wiring to the fish cleaning area and replace non-weather rated lights in the barbecue area. The work includes repairs to the aerial wiring system, replacement of the fish cleaning area light with a weather-rated LED batten light, and reinstallation onto existing support cables. The quote does not allow for repairs to any non-compliant wiring discovered during the work. Members noted that rainfall triggers power outages affecting the barbecue area, fish cleaning area, and one side of the laundry. A new tin roof is planned for installation on the fish cleaning area which may resolve some weather-related issues. The Corporation approved expenditure up to \$1,800 for the works. The Manager is to arrange in conjunction with the Committee.

Aerial Cable Replacement

The Corporation received a quote of \$1,278 to renew the aerial power line running from Unit 11 shed to the main storage shed area. The electrician advised there are currently no problems with this line but provided the quote for consideration while on site. Members agreed this work is not urgent and will be deferred for future consideration when funds permit.

Gardening and Bin Management

Richard and Maggie advised they are resigning from all maintenance duties including gardening and bin management, effective immediately. The Corporation must now arrange alternative providers for lawn mowing, weeding, and weekly bin collection and return. Members discussed that Paula the cleaner or Rachel who performed these duties previously might be willing to take on the work. Neil from Unit 4 was suggested as a possibility if he remains working in the area. Members acknowledged that if no contractor can be engaged, owners may need to implement a roster system for bin management and periodic working bees for gardening maintenance.

Speed Bump Installation

The Corporation revisited the matter of installing speed bumps on the common driveway to address concerns about guests driving too fast despite signage. Neil who was tasked with obtaining quotes has since sold his unit. Members noted that rubber speed bumps 10 centimetres high and 1.6 metres long are currently available from Stratco for approximately \$50 each on special. These would need to be fixed to the driveway surface. The Management Committee was authorised to investigate and proceed with purchase and installation within their delegated authority.

Driveway Resurfacing

Members discussed resurfacing the gravel areas of the common driveway. The Corporation clarified that individual car parking spaces in front of units are the responsibility of individual lot owners according to their titles, while only the central driveway and communal areas are common property. The gravel area at the rear of the complex has already been completed. Neil had previously provided a verbal estimate of approximately \$6,000 to resurface all areas including individual car parks. Members discussed the appropriate grade of gravel, noting that the heavy gravel used at the rear may not be suitable for the front areas and that a road base material similar to that used at nearby complexes may be more appropriate. The Management Committee was tasked with obtaining formal quotes from contractors who can advise on the most suitable material for the traffic volume, with work to be staged based on available funds.

Southern Boundary Fence Replacement

The Corporation received a quote from Stratco for \$3,200 for materials only to replace the southern boundary fence from the tent area/barbecue area to the brick wall. Members noted the fence is deteriorating and will eventually fail. The quote covers materials only and does not include labour for installation. The Management Committee was directed to approach the neighbouring property owner to arrange access for installation, obtain quotes for the labour component, and bring a complete proposal back to the Corporation for consideration. Members acknowledged this represents a significant expense that will need to be planned and budgeted.

Advice from the Body Corporate Manager

Owners are reminded that maintenance items pertaining to the Community Corporation *do not* need to wait until the Annual General Meeting to be discussed. All Owners are encouraged to contact JE Whites throughout the course of the year if they have identified maintenance items in need of addressing. Your Manager will liaise with the Presiding Officer and/or Management Committee to seek both approval, and a timely resolution to your maintenance concern. Your JE Whites Manager also proactively makes contact with your Corporation's Presiding Officer and/or Management Committee periodically throughout the year to ensure any maintenance matters are identified and resolved.

To assist us, we ask that all maintenance requests include photos, the exact location, and a clear description of the issue wherever possible. Accurate information helps both your Manager and the contractor, allowing the work to be carried out thoroughly, efficiently, and with reduced costs to the Corporation.

13 APPROVALS FOR INSTALLATIONS & ADDITIONS

13.1 Special Resolution - Unit 11 / Lot 22 Enclosure of Lot Subsidiary:

That the corporation grant Lot 11 approval to enclose their private area of Lot 22 in front of the Lot 22 shed. The fence will be iron clad with trim deck profile in Classic Cream. All costs would remain with Lot 11.

Motion Carried.

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

Members are advised that a complete list of the Corporation's approvals can be obtained by contacting the Body Corporate Manager.

14 LEVY & BUDGET

Administrative Fund of \$ 11,000.00 and Sinking Fund of \$ 1,100.00

The proposed 2026 - 2027 budget was presented by the Chairperson. It was resolved that the proposed budget be accepted with contributions being set annually at \$12,100.00.

Members discussed whether to increase sinking fund contributions to build reserves for upcoming major works including electrical repairs, driveway resurfacing, and fence replacement, but resolved to first obtain firm quotes for these projects and reassess funding requirements once the scope and cost of works is confirmed.

If the costs met by the Corporation in this period is less than the projected budget, the surplus funds will be carried over for future maintenance costs.

Levies due: Routine, quarterly levies will fall due on the following dates - 1 March, 1 June, 1 September, 1 December.

Special levy authority in the event of shortfall of funds

Where the Corporation has insufficient funds to meet its recurrent expenditure, the Manager is authorised to raise a special levy necessary to raise the sufficient funds to cover the shortfall in expenditure. The Manager will consult with the Corporation's Presiding Officer and/or Management Committee before raising such a levy.

15 OTHER BUSINESS**15.1 Scheme Description**

The Corporation reiterated that all lots except Lot 11 and Lot 22 shall only be used for tourist, short-term and temporary accommodation for no more than 180 days per 12-month period. This restriction was established when the community titles scheme was approved by Council in 2009 due to fire safety concerns relating to lack of rear access from units.

15.2 Lot 6 Ongoing Tenancy

The Corporation addressed the ongoing breach of the scheme description by Unit 6 which has maintained continuous residential tenancy for approximately three years despite the 180-day restriction.

Michael Murdock attended the meeting as proxy and requested six months to relocate the current tenants who are international workers on sponsored work visas. Members expressed frustration that this is the first time any representative has attended or meaningfully responded to correspondence despite a \$250 fine being issued in August 2025 and numerous compliance letters.

Members noted that allowing one unit to operate as permanent residential accommodation undermines the community purpose, creates inequity in use of shared facilities including laundry and clotheslines, and sets a precedent that could lead to other owners seeking similar arrangements. The owner's representative indicated the tenants are employed by the owner's family business and accommodation is part of their visa sponsorship requirements. Members discussed that the tenancy agreement is periodic with no fixed end date, and that while the landlord could issue notice, the tenants have made no effort to find alternative accommodation despite being aware of the breach from the outset.

After extensive discussion, the Corporation resolved that Unit 6 must achieve vacant possession on or before 31 August 2026, being approximately four months from the meeting date. The Corporation will issue monthly fines of \$250 for each month the breach continues until 31 August 2026. If the unit is not vacant by 31 August 2026, the Corporation will immediately commence legal proceedings through the Magistrates Court and increase fines to the maximum \$500 per month.

The Corporation will convene an extraordinary meeting in September 2026 if the breach has not been remedied. The meeting acknowledged these terms. Motion carried.

15.3 Special Resolution - Dog Visitation (Lot 7)

That the Corporation approves Lot 7 to have a dog on site during periods when staying at the property. The dog must be supervised at all times while on the premises. Should the dog cause a nuisance, the Corporation reserves the right to revoke this approval.

Motion carried.

Washing Machine Outage

One washing machine in the laundry is currently turned off because it is connected to the circuit that trips when the barbecue area power fails during rainfall. Once the electrical repairs are completed, both washing machines will be operational again.

Back Gate Security

Members reported that the back gate has been left open on multiple occasions and is not latching properly when closed. Even when slammed shut, the latch is failing to engage. This creates a security risk as it allows public access through the complex and increases the risk of theft. The Maintenance Committee was directed to arrange inspection and repair of the gate latch mechanism as a priority.

Dog Waste on Common Property

Members reported that dog faeces from a large dog (identified as a red heeler) has been left on the common lawn area. The Corporation reminded all owners with approved dogs that they must clean up after their pets as part of their community responsibilities.

Unauthorised Items in Storage Bays

Members noted that some storage bays contain items that do not belong to the lot owners, including an old reclining lounge chair in Damon's bay. The Corporation reminded all owners that dumping unwanted items in other owners' storage areas is unacceptable and contrary to community living principles.

Mouse Infestation

Members reported mice activity around Units 8 and 10, with mice observed coming from Unit 10. Previous infestations have been controlled by placing bait stations in the laundry, ceiling spaces, and affected areas. Members noted that the local area has been warned about a possible broader infestation. The Maintenance Committee was directed to implement baiting if the problem persists.

Articles & Resolutions

The Chairperson advised Members present that following the meeting, the Body Corporate Manager will proactively provide each registered property management agency with copies of the Corporation's articles & resolutions, and request that these documents are provided to all existing, and future tenants residing at the Corporation. This is done to ensure that all residents are aware of, and respect the rules put in place by the Corporation Members.

Owners who manage their investment properties privately are encouraged to contact the Body Corporate Manager for an up-to-date copy of these documents, which should then be provide to their tenants.

Agenda Items

Members are reminded that they are welcome, and encouraged to contact the Body Corporate Manager at any time during the year if they wish to add items to the Agenda for the next Annual General Meeting.

Expenses Paid by Members

If a member has been authorised to purchase materials or cover an approved cost on behalf of the Corporation, the receipt should be provided to the Body Corporate Manager.

For amounts \$100 or less, the value will be applied as a credit to the member's upcoming levy contributions.

Important Disclosure

JE Whites wish to disclose the following:

JE Whites has no common shareholders with insurance broking agencies, debt collection agencies, maintenance companies, or any other third parties operating within the strata management industry.

JE Whites does not receive any commission or financial benefit from maintenance work carried out at your Corporation.

16 CLOSURE OF MEETING

The Chairperson closed the meeting at 6:20 PM and thanked all for their attendance or proxy submission. The next Annual General Meeting for the Corporation is scheduled to be tentatively held on or around the same time, date and location in 2027.

ADDITIONAL INFORMATION

After-hours emergency maintenance: JE Whites offer a 24/7 after-hours emergency maintenance phone line to all its clients, at no extra cost. The phone line is operated by a member of the JE Whites staff with access to your corporation's file, maintenance history, and preferred contractors. In the event of an emergency maintenance matter, simply contact the JE Whites office to be directed to the out of office hours emergency maintenance line.

General maintenance: Owners are reminded that maintenance items pertaining to the common property *do not* need to wait until the Annual General Meeting to be discussed. All owners are encouraged to contact JE Whites throughout the course of the year if they have identified maintenance items in need of addressing. Your manager will liaise with the Presiding Officer and/or Management Committee to seek both approval, and a timely resolution to your maintenance concern. Your JE Whites manager also proactively makes contact with your corporation's Presiding Officer and/or Management Committee periodically throughout the year to ensure any maintenance matters are identified and resolved.

Articles & Resolutions: JE Whites proactively provide each registered residential property management agency with copies of your Corporation's articles & resolutions, and request that these documents are referred to throughout their management of the residential property. This is done to ensure that all residents are both aware of, and respecting the rules put in place by the Corporation Members.

Owner Responsibilities

Owners are reminded of their responsibilities to:

- Maintain their own lot in good condition
- Seek written approval for any works affecting common property or the external appearance of their lot
- Maintain up-to-date contact details with JE Whites to ensure all notices and correspondence are received

Duties of the appointed Body Corporate Manager:

General: To provide so far as is reasonably necessary general advice and assistance to the corporation and its officers and to assist them in the performance of their responsibilities under the Act.

Meetings: Arrange the general and committee meetings, prepare and distribute notices, including notices of meetings. Attend General Meetings if needed and assist the Presiding Officer in the conduct of meetings. Assist the Secretary in the preparation of minutes of meetings and distribute such minutes.

Maintenance: Advise upon and arrange for the maintenance, repair and replacement of the common property in accordance with the corporation's instructions. Organise emergency maintenance works.

Insurance:

- Quotation procurement, placement, and renewal services
- Obtaining and distributing insurance valuations
- Insurance claim management
- Lodging claims
- Ongoing insurance claim management
- Loss minimisation
- Liaising with loss adjusters and contractors
- Procuring and forwarding quotes to the insurer or broker
- Instructing trades to undertake approved indemnified
- Receiving and forwarding contractor invoices for approved works to the insurer or broker
- Receiving and receipting indemnification payment from the insurer and paying contractors
- Maintaining insurance records and insurance claim register
- Providing general advice
- Insurer negotiation and liaison services
- Making contest representation to the insurer if insurance claim is denied
- Providing documents required for non-property insurance claims (e.g. public liability) against the client where the insurer provides indemnity for legal costs
- Liaising with legal practitioners for non-property insurance claims
- Arranging insurance premium finance (loan/funding) if required

Accounting: Collect, bank and account for maintenance contributions, levies, interest accruing or other amounts due to the corporation. Send notices levying maintenance or other contributions and pay accounts and outgoings. Prepare annual statements of accounts of the corporation and arrange an annual audit of the books as required.

Secretarial: Promptly deal with the corporation correspondence and requests for search documents (section 139 search). Ensure that all appropriate and proper records of the corporation are maintained and keep secure and confidential all books, records, certificates of title, community plans, schedules and the like.

Public Officer: Act as the corporation's public officer for the purpose of tax returns & other matters as required by statute.

Office Bearers

At all times a community corporation must have a Presiding Officer, a Secretary and a Treasurer who are appointed at the general meeting. These officers must be unit owners but one person may hold two or more of these positions. A Body Corporate Manager can assist in running the affairs of the corporation.

Presiding Officer

The Presiding Officer of the corporation has the following functions:

- Primary contact between the Manager and the Committee
- Attend meetings as required
- Chair all general meetings and committee meetings which they attend or, delegate this responsibility to the Body Corporate Manager

Secretary

The Secretary of the Corporation has the following functions:

- Prepare and distribute minutes of meetings of the corporation (currently delegated to JE Whites)
- Submit a motion for confirmation of the minutes of any meeting of the corporation at the next meeting of the corporation (currently delegated to JE Whites)
- Give the notices required to be given under the Act by the members of the corporation and the management committee (currently delegated to JE Whites)
- Answer communications addressed to the corporation (currently delegated to JE Whites)
- Deal with administrative and secretarial matters for the corporation and the Management Committee (currently delegated to JE Whites)

Treasurer

The Treasurer of the Corporation has the following functions:

- Notify unit owners of any contributions to be raised from them in accordance with the Act (currently delegated to JE Whites)
- Receive, acknowledge, bank and account for any money paid to the corporation (currently delegated to JE Whites)
- Keep accounting records and prepare financial statements (currently delegated to JE Whites)

Please Note: Officers of the corporation do not have the powers to:

- Authorise any dealing with or any variation of the common property or to grant exclusive rights in respect of the enjoyment and use of any part thereof
- Authorise any decision that requires special resolution or unanimous resolution
- Authorise any capital improvements to the common property
- Authorise installations or additions to lots or common property

COMMUNITY CORPORATION NO 26220 INC.
Anchorage Holiday Units, 25 O'Halloran Parade, EDITHBURGH
SA 5583

Amended Minutes of the Annual General Meeting held at JE Whites - 55 Woodville Road, Woodville
on Monday, 14 April 2025, commencing at 05:00 PM

1 ATTENDANCE, PROXIES, QUORUM & CHAIRPERSON

Present:

Unit 1 - Mrs A Soar

Unit 2 - Mr L Raggio

Unit 3 - Mr R Blyth

Unit 4 - Mr N Hunter

Unit 5 - Mr D Manson

Unit 7 - Mr R Hoffmann

Unit 8 - Ms K Hatcher-Kerin, Mr C Ferguson, & Ms C Ferguson

Unit 9 - Ms B Edwards

Unit 11 - Mr R Amey & Ms M Longbottom

Proxies:

Unit 10 - Mr L Kelly to Mr R Hoffmann

Apologies:

Nil

Presiding Officer: Mr Richard Amey

PROCEEDINGS

Quorum:

Mr Mitch Sutcliffe of JE Whites welcomed members present and declared a quorum in attendance.

Declaration of interest

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

Members Advice

Members will find in the documentation of the Minutes several sections that are recorded at each meeting. As they are repeated from year to year, they may not be discussed in the same extent as actually recorded, but appear for the benefit of newcomers to the Corporation.

Members will find additional information attached to the final page of the minutes. This information is pertinent to the continued management of your Corporation, and is for the benefit of all Corporation Members.

ELECTION OF CHAIRPERSON

It was agreed by those Corporation members present that Mr Mitch Sutcliffe assist the Corporation in chairing the meeting.

2 CONFIRMATION OF MINUTES

The Minutes of the previous meeting dated 29/08/2024 were accepted as a true and correct account with no business arising. The Chairperson moved that the Minutes be accepted. Motion carried.

3 FINANCIALS

The financial statement dated 28/02/2025 showed a balance of \$389.92 Administrative Fund and \$31,232.71 Sinking Fund currently held in the Macquarie Bank, Sydney. The Chairperson tabled the statement and invited owners to comment. The financial statement was accepted. Motion carried.

Tax and Audits

Legislation requires each Corporation to lodge an annual tax return; legislation further requires that the Corporation's trust account is audited annually by an accredited auditor. The audit for 2024 was undertaken by Perks Accountants & Wealth Advisers of 8/81 Flinders St, Adelaide, and a copy of the report is available to all members and can be viewed at the JE Whites office.

DEBT COLLECTION

That, in accordance with previous instructions JE Whites is authorised to take all necessary action, without the need for further authority, including instructing a debt recovery company to initiate legal proceedings against Owners on behalf of the Corporation when they are in arrears.

4 APPOINTMENT OF OFFICE BEARERS

Richard Amey was thanked for being the Presiding Officer, Allyson Soar was thanked for being the Secretary and Karen Hatcher-Kerin was thanked for being the Treasurer for the past year. It was resolved that Richard Amey be elected as the Presiding Officer, Allyson Soar be elected as Secretary and Karen Hatcher-Kerin be elected as Treasurer for the upcoming year.

5 APPOINTMENT OF MANAGEMENT/WORKS COMMITTEE

The Corporation agreed to form a Management Committee consisting of the Office Bearers and Mr Ron Blyth of Unit 3 & Mr Danun Manson of unit 5.

The meeting agrees the Management Committee has authority to approve quotes and instruct the Body Corporate Manager to issue work orders in all maintenance issues that arise from this meeting or throughout the year.

6 APPOINTMENT OF BODY CORPORATE MANAGERS

It was resolved that JE Whites be reappointed to assist the Corporation with management services as defined in the Community Titles Act 1996 at an annual primary remuneration of \$2,827.00 inclusive of GST.

JE Whites' appointment will be for a period of 12 months from the date of this meeting and that upon expiry, management will continue on a month by month basis until the next meeting or the delegation of powers is revoked.

Any elected Office Bearer is authorised to sign the Management Agreement on behalf of the Community Corporation. JE Whites explained that should the Management Agreement not be returned signed within 21 days of receipt, then the Manager will stamp the Community Corporation's common seal on the Agreement on behalf of the Corporation, deeming the Agreement to be signed.

7 CORPORATION PUBLIC OFFICER

It was resolved that Mr Bryan Sutcliffe of JE Whites be empowered to act as the Public Officer of the Corporation as defined under the Income Tax Assessment Act 1936.

8 TAXATION AUTHORITY

JE Whites are authorised to represent the Corporation in all aspects of dealings with the Australian Taxation Office. The nominated representatives from JE Whites are Wendy Sly and Joanne Pearce.

9 **INSURANCE REVIEW**

The Chairperson advised Members present that it is a requirement of the Community Titles Act for the Corporation to insure the common property for full replacement value or reinstatement value. In the event the Corporation is insured collectively, JE Whites suggest regular insurance valuations to ensure compliance and adequate insurance cover.

Insurance renewal

The Corporation's insurance details are as follows:-

Policy No.ST502627
CHU Insurance
Type : Common Property

Premium : \$1,522.79	Paid on : 19/02/2025	Start : 15/03/2025	Next due : 15/03/2026
Cover	Sum Insured	Excess	
Common Property	\$300,000.00	\$300.00	
Community Income	\$45,000.00		
Public Liability	\$30,000,000.00		
Voluntary Workers	\$200,000.00		
Fidelity Guarantee	\$250,000.00		
Office Bearers Liability	\$500,000.00		
Machinery Breakdown	\$10,000.00		
Government Audit Costs	\$25,000.00		
Appeal Expenses	\$100,000.00		
Legal Defence Expenses	\$50,000.00		
Excess		\$300.00	

The Members determined that the insurance as presented by the Body Corporate Manager is adequate for the upcoming year.

Contents & Landlord Insurance

JE Whites advise all Members that the Corporation's building insurance policy contains neither contents nor landlord insurance protection. It is noted that the Corporation's legal liability cover applies primarily to common property and that Members should be separately insured for cover in relation to their own premises.

Disclosure

JE Whites is an authorised representative of CHU Underwriting Agencies for QBE Insurance, Flex Insurance for QBE Insurance and authorised distributor for SCI Insurance for Allianz Australia Insurance and receives a commission of 20% of the base premium only. JE Whites is an authorised distributor of Lync Insurance Brokers Pty Ltd, and receive a commission of 17% of the base premium only.

Quotes, renewals, renewal schedules, and certificates of currency pertaining to the Corporation and received from the insurance provider after 1 July 2024 are available for Members to view at any time on the JE Whites Owner's Portal. If you require assistance accessing your Owner Portal, please contact your JE Whites Body Corporate Manager.

JE Whites act on behalf of the Corporation for a host of insurance related matters. For a full list of the insurance-related services JE Whites provide your Community Corporation, please refer to the additional information attached to the final page of the minutes.

General Advice Warning

Any advice provided by JE Whites is general advice only. Before acting on any advice Members should consider its appropriateness having regard to your objectives, financial situation and needs. You should obtain and consider the relevant Product Disclosure Statement and Policy Wording for a financial product before making any decision about whether to acquire or hold that product.

Insurance Valuation

Section 103 (2) of the Act imposes a duty on the Corporation to insure all building and building improvements on the common property for their full replacement value, including all costs incidental to and associated with the replacement. The Corporation is further required to keep itself insured against liability for negligence. JE Whites advise that their advice is of a general nature and not personal advice. Members are encouraged to seek independent advice, which would include a licensed valuers' opinion where applicable.

10 MAINTENANCE OF BUILDINGS AND COMMON PROPERTY

The following items were discussed :-

Yard Resurfacing

Members discussed the need to resurface the yard with gravel, which is to be sourced from Curramulka. It was resolved that Mr Amey arrange a quote, to be circulated to Members upon receipt. Funds approved.

Common Driveway Speed Bump

Members raised concerns about guests driving too fast despite signage. It was resolved that Mr Hunter arrange a quote for a speed bump, to be circulated upon receipt. Funds approved.

Fencing

Members discussed replacing the southern fence from Unit 10 to the patio and from the barbeque area to the brick wall. It was resolved that Mr Hoffman measure the fencing length and inform the Manager, who will arrange a quote for Adelaide-sourced panels installed by a local contractor. The quote is to be sent to the Management Committee for approval.

Barbeque Area Shade Cloth

Members discussed the worn shade cloth, preferring a roof instead. It was resolved that Mr Hoffman arrange measurements and advise the Manager, who will obtain a quote for a roof installation.

Rainwater Tank Installation

Members discussed Mr Amey's proposal to install a 1000L rainwater tank opposite the bin enclosure. It was resolved to proceed with the installation.

Fence Post Replacement

Members raised concerns about the condition of the fence posts at the rear of Units 1 to 6. It was noted that the materials required to complete these repairs have already been purchased and that the repairs will be carried out shortly. The adjoining neighbour has been advised of the works and has volunteered to contribute half the material costs, which have been provided to the Treasurer.

Tree Droppings

Members raised concerns about trees near the carport bleeding sap onto vehicles, likely due to dry weather. Members noted the trees are due for pruning in winter. It was resolved that no further action be taken at this time.

Owners are reminded that maintenance items pertaining to the Community Corporation *do not* need to wait until the Annual General Meeting to be discussed. All Owners are encouraged to contact JE Whites throughout the course of the year if they have identified maintenance items in need of addressing. Your Manager will liaise with the Presiding Officer and/or Management Committee to seek both approval, and a timely resolution to your maintenance concern. Your JE Whites Manager also proactively makes contact with your Corporation's Presiding Officer and/or Management Committee periodically throughout the year to ensure any maintenance matters are identified and resolved.

11 APPROVALS FOR INSTALLATIONS & ADDITIONS

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

11.1 Special Resolution - Blanket Approval Solar Panel Installation:

After some discussion, the unit 8 Members noted Unit 7's panels encroaching on Unit 8's roof space, maintaining that installations require case-by-case approval with full details presented at a general meeting. Members agreed. It was resolved that Mr Hoffman investigate and reposition his panels if they encroach on Unit 8's roof space.

Motion failed.

11.2 Special Resolution: Unit 7 Carport Enclosure

That the Corporation grant Unit 7 approval to enclose their carport. The material is to be iron clad with a trim deck profile. The external wall (front) would be iron clad with a trim deck profile in Classic Cream, with a roller door also in Classic Cream. Classic Cream is the colour of choice for all surrounding areas and will blend accordingly. All costs associated with this installation remain with the Unit 7.

Motion Carried.

11.3 Special Resolution: Unit 2 Carport Enclosure

That the Corporation grant Unit 2 approval to enclose their carport. The material is to be iron clad with a trim deck profile. The external wall (front) would be iron clad with a trim deck profile in Classic Cream, with a roller door also in Classic Cream. Classic Cream is the colour of choice for all surrounding areas and will blend accordingly. All costs associated with this installation remain with the Unit 2.

Motion Carried.

11.4 Special Resolution to be Ratified: Unit 7 Individual HWS Installation. Approved 30.01.25

****This services only Unit 7****

Ratified.

Members are advised that a complete list of the Corporation's approvals can be obtained by contacting the Body Corporate Manager.

12 LEVY & BUDGET

Administrative Fund of \$ 11,000.00 and Sinking Fund \$ 1,100.00

The proposed 2025 - 2026 budget was presented by the Chairperson. It was resolved that the proposed budget be accepted with contributions being set annually at \$12,100.00

This will be raised on unit entitlement between all owners.

If the costs met by the Corporation in this period is less than the projected budget, the surplus funds will be carried over for future maintenance costs.

Levies due: Levies will fall due on the following dates - 1 March, 1 June, 1 September, 1 December.

It was resolved that the Manager provide the Management Committee with the most recent common electricity bill. It was further resolved that the Chairperson issue a receipt to Unit 8 Owners for \$600 cash from can recycling and ensure the funds are deposited into the Corporation account.

Special levy authority in the event of shortfall of funds

Where the Corporation has insufficient funds to meet its recurrent expenditure, the Manager is authorised to raise a special levy necessary to raise the sufficient funds to cover the shortfall in expenditure. The Manager will consult with the Corporation's Presiding Officer and/or Management Committee before raising such a levy.

13 OTHER BUSINESS

13.1 Scheme Description

Mr Hoffman tabled an informal proposal to amend the scheme description to allow residency in his property longer than the scheme description permits. Members present advised they would not be willing to allow this. No further action is required at this time.

Notice to All Members

It was resolved that all internal electrical connections to the common meter not used for the existing overhead bay lighting will be disconnected by 30 June 2025, including any unauthorised connections. The Manager is to write to all Members informing them of this resolution. Mr Richard Amey will make contact with the Manager to assist in this matter.

No Parking Sign

Members noted the no parking sign was stolen. It was resolved to replace it.

Important reminder - House Rules

Owners are reminded to provide all tenants with a copy of the house rules to ensure compliance.

Breach of By-Laws - Unit 6

Members raised concerns about Unit 6 Owners violating by-laws regarding tenancy duration, with the tenant residing from 20 December 2024 beyond the permitted end date of 20 March 2025. It was resolved that Members provide the Manager with evidence of the breach, with notices and fines to follow. The Corporation will engage counsel if the unit owner does not immediately remedy this breach.

Articles & Resolutions

The Chairperson advised Members present that following the meeting, the Body Corporate Manager will proactively provide each registered property management agency with copies of the Corporation's articles & resolutions, and request that these documents are provided to all existing, and future tenants residing at the Corporation. This is done to ensure that all residents are aware of, and respect the rules put in place by the Corporation Members.

Owners who manage their investment properties privately are encouraged to contact the Body Corporate Manager for an up-to-date copy of these documents, which should then be provide to their tenants.

Agenda items

Members are reminded that they are welcome, and encouraged to contact the Body Corporate Manager at any time during the year if they wish to add items to the Agenda for the next Annual General Meeting.

Important Disclosure

JE Whites wish to disclose the following:

JE Whites has no common shareholders with insurance broking agencies, debt collection agencies, maintenance companies, or any other third parties operating within the strata management industry.

JE Whites does not receive any commission or financial benefit from maintenance work carried out at your Corporation.

14 CLOSURE OF MEETING

The Chairperson closed the meeting at 6:35pm and thanked all for their attendance or proxy submission. The next AGM for the Corporation is scheduled to be tentatively held on or around the same time, date and location in 2026.

ADDITIONAL INFORMATION

After-hours emergency maintenance: JE Whites offer a 24/7 after-hours emergency maintenance phone line to all its clients, at no extra cost. The phone line is operated by a member of the JE Whites staff with access to your Corporation's file, maintenance history, and preferred contractors. In the event of an emergency maintenance matter, simply contact the JE Whites office to be directed to the out of office hours emergency maintenance line.

Maintenance: Owners are reminded that maintenance items pertaining to the Community Corporation *do not* need to wait until the Annual General Meeting to be discussed. All Owners are encouraged to contact JE Whites throughout the course of the year if they have identified maintenance items in need of addressing. Your Manager will liaise with the Presiding Officer and/or Management Committee to seek both approval, and a timely resolution to your maintenance concern. Your JE Whites Manager also proactively makes contact with your Corporation's Presiding Officer and/or Management Committee periodically throughout the year to ensure any maintenance matters are identified and resolved.

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Duties of the appointed Body Corporate Manager:

General: To provide so far as is reasonably necessary general advice and assistance to the Corporation and its officers and to assist them in the performance of their responsibilities under the Act.

Meetings: Arrange the General and Committee meetings, prepare and distribute notices, including notices of meetings.

Attend General Meetings if needed and assist the Presiding Officer in the conduct of meetings. Assist the Secretary in the preparation of minutes of meetings and distribute such minutes.

Maintenance: Advise upon and arrange for the maintenance, repair and replacement of the common property in accordance with the Corporation's instructions. Organise emergency maintenance works.

Insurance:

- Quotation procurement, placement, and renewal services
- Obtaining and distributing insurance valuations
- Insurance claim management
- Lodging claims
- Ongoing insurance claim management
- Loss minimisation
- Liaising with loss adjusters and contractors
- Procuring and forwarding quotes to the insurer or broker
- Instructing trades to undertake approved indemnified

- Receiving and forwarding contractor invoices for approved works to the insurer or broker
- Receiving and receipting indemnification payment from the insurer and paying contractors
- Maintaining insurance records and insurance claim register
- Providing general advice
- Insurer negotiation and liaison services
- Making contest representation to the insurer if insurance claim is denied
- Providing documents required for non-property insurance claims (e.g. public liability) against the client where the insurer provides indemnity for legal costs
- Liaising with legal practitioners for non-property insurance claims
- Arranging insurance premium finance (loan/funding) if required

Accounting: Collect, bank and account for maintenance contributions, levies, interest accruing or other amounts due to the Corporation. Send notices levying maintenance or other contributions and pay accounts and outgoings. Prepare annual statements of accounts of the Corporation and arrange an annual audit of the books as required.

Secretarial: Promptly deal with the Corporation correspondence and requests for Search documents (section 139 search). Ensure that all appropriate and proper records of the Corporation are maintained and keep secure and confidential all books, records, Certificates of Title, Community Plans, Schedules and the like.

Public Officer: Act as the Corporation's Public Officer for the purpose of tax returns & other matters as required by statute.

Office Bearers

At all times a Community Corporation must have a presiding officer, a secretary and a treasurer who are appointed at the general meeting. These officers must be unit owners but one person may hold two or more of these positions. A Body Corporate Manager can assist in running the affairs of the corporation.

Presiding Officer

The Presiding Officer of the Corporation has the following functions:

- Primary contact between the Manager and the Committee
- Attend meetings as required
- Chair all general meetings and committee meetings which they attend or, delegate this responsibility to the Body Corporate Manager

Secretary

The Secretary of the Corporation has the following functions:

- Prepare and distribute minutes of meetings of the corporation (currently delegated to JE Whites)
- Submit a motion for confirmation of the minutes of any meeting of the corporation at the next meeting of the corporation (currently delegated to JE Whites)

- Give the notices required to be given under the Act by the members of the corporation and the management committee (currently delegated to JE Whites)
- Answer communications addressed to the Corporation (currently delegated to JE Whites)
- Deal with administrative and secretarial matters for the corporation and the Management Committee (currently delegated to JE Whites)

Treasurer

The Treasurer of the Corporation has the following functions:

- Notify unit owners of any contributions to be raised from them in accordance with the Act (currently delegated to JE Whites)
- Receive, acknowledge, bank and account for any money paid to the corporation (currently delegated to JE Whites)
- Keep accounting records and prepare financial statements (currently delegated to JE Whites)

Please Note: Officers of the Corporation do not have the powers to:

- Authorise any dealing with or any variation of the common property or to grant exclusive rights in respect of the enjoyment and use of any part thereof
- Authorise any decision that requires special resolution or unanimous resolution
- Authorise any capital improvements to the common property
- Authorise installations or additions to lots or common property



Balance Sheet

As at 28/02/2026

✉ info@jewhites.com.au
 🌐 www.jewhites.com.au
 ☎ (08) 8444 6444
 ABN 41 050 206 525

Community Corporation 26220 Inc.

Anchorage Holiday Units, 25 O'Halloran Parade,
EDITHBURGH SA 5583

	Current period
Owners' funds	
Administrative Fund	
Surplus / Deficit for Year--Admin	363.78
Opening Balance--Admin	(456.04)
	(92.26)
Sinking Fund	
Surplus / Deficit for Year--Sinking	(4,307.00)
Opening Balance--Sinking	31,076.64
	26,769.64
Net owners' funds	\$26,677.38
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	572.25
Levies owed by Unit Holders--Admin	205.00
Receivable-(to be paid)--Owners--Admin	657.26
	1,434.51
Sinking Fund	
Cash at Bank--Sinking	5,432.80
Investments--Sinking	21,472.13
Levies owed by Unit Holders--Sinking	21.00
	26,925.93
Unallocated Money	
	0.00
<i>Total assets</i>	28,360.44
Less liabilities	
Administrative Fund	
Prepaid Levies--Admin	1,526.77
	1,526.77
Sinking Fund	
Prepaid Levies--Sinking	156.29
	156.29
Unallocated Money	
	0.00
<i>Total liabilities</i>	1,683.06
Net assets	\$26,677.38



Income & Expenditure for the financial year to 28/02/2026

✉ info@jewhites.com.au
 🌐 www.jewhites.com.au
 ☎ (08) 8444 6444
 ABN 41 050 206 525

Community Corporation 26220 Inc.

Anchorage Holiday Units, 25 O'Halloran Parade,
EDITHBURGH SA 5583

Administrative Fund

Current period Annual budget

01/03/2025-28/02/2026 01/03/2025-28/02/2026

Revenue

Interest on Arrears--Admin	26.39	0.00
Levies Due - Owners Insurance Endorsements	3,626.21	3,400.00
Levies Due--Admin	10,614.00	11,000.00
Miscellaneous or Other Income--Admin	600.00	0.00
Total revenue	14,866.60	14,400.00

Less expenses

Admin--Audit/Tax & Public Officer	321.00	321.00
Admin--Management Fees--Standard	2,804.96	2,827.00
Admin--Meeting Fees	164.00	164.00
Admin--Other Expenses--Admin	(250.00)	0.00
Admin--Technology/Communications/Compliance	539.96	544.50
Bank Management Charges	52.58	52.80
Insurance--Common Property Only	1,691.58	1,600.00
Insurance--Owners Endorsements	3,962.76	3,400.00
Maint Bldg--Electrical	148.70	0.00
Maint Bldg--Plumbing	397.71	0.00
Maint Grounds--Lawns, Grounds & Gardening Maint.	1,991.00	2,400.00
Utility--Electricity	2,678.57	3,000.00
Total expenses	14,502.82	14,309.30

Surplus/Deficit

	363.78	90.70
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Opening balance	(456.04)	(456.04)
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Closing balance

	-\$92.26	-\$365.34
--	----------	-----------

Sinking Fund		
	Current period	Annual budget
	01/03/2025-28/02/2026	01/03/2025-28/02/2026
Revenue		
Interest on Arrears--Sinking	2.80	0.00
Interest on Investments--Sinking	264.20	0.00
Levies Due--Sinking	1,124.00	1,100.00
Total revenue	1,391.00	1,100.00
Less expenses		
Maint Bldg--Plumbing & Drainage	5,698.00	0.00
Total expenses	5,698.00	0.00
Surplus/Deficit	(4,307.00)	1,100.00
Opening balance	31,076.64	31,076.64
Closing balance	\$26,769.64	\$32,176.64

Community Corporation 26220 Incorporated
25 O'Halloran Parade, Edithburgh SA 5583

REGISTER OF SPECIAL RESOLUTIONS AND UNANIMOUS RESOLUTIONS
AFFECTING A UNIT OR UNITS AND/OR THE COMMON PROPERTY

DISCLAIMER: JE White's will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management:

Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
			9.2 In the event that a lot owner wishes to keep a pet, animal or bird the lot owner may apply to the corporation for permission to keep such a pet, animal or bird. The corporation may decline permission without disclosing any reason for so doing or may grant permission subject to conditions. Existing Pet Approvals The meeting moved that that the following pets are approved; Unit 1 – 1 Dog, Ryley Unit 3 – 1 dog, Molly Unit 4 – 1 Cat, Tiger Unit 7 – 1 Dog, Archi Unit 8 – 1 Dog, Gypsy Approval is granted provided the owner agrees: That the pet is not allowed on the common property unless in a pet carry cage or on a lead That the pet will not become an annoyance or source of discomfort to other tenants or occupants. To remove any faeces matter from the lawns & gardens That the pet will not do damage to the common property. The pet will not be replaced at the end of its life. The Strata Corporation reserves the right to rescind the approval if the animal becomes a nuisance to occupants of the property. This agreement does not permit additional pets or the replacement of pet. Agreed by all present
14.05.16	AGM	Blanket all units	Smoking - Members agreed there should be no smoking in the BBQ area. The management committee will erect a no smoking sign within the pergola. Agreed by all represented
01.07.17	AGM	Blanket all units	Interest Charged on Overdue Accounts - The corporation resolved as per legislation, Community Titles Act 1996 Section 114 (b) "fix (in accordance with the regulations) interest payable in respect of a contribution, or an instalment of a contribution, that is in arrears." The corporation moved that the interest rate of 10% be applied to owners who fall in arrears with their payments. ABCM is to be contacted if an owner is having difficulty paying on time, so fees are minimised or negotiated, interest charged may be waived if an adequate payment plan is arranged and adhered to.

Community Corporation 26220 Incorporated
25 O'Halloran Parade, Edithburgh SA 5583

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Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
			Owners wanting to make payments online can go to www.acebodycorp.com.au and click the 'Make an Online Payment' tab.
12.05.18	AGM	Unit 11	Approval for Alterations to Lot 11 - The owner of unit 11 requested approval from the corporation to carry out the following works: 1. Construction of 6m x 3m verandah at the rear of the property Agreed by all present 2. Demolition of the existing rainwater tank and associated plumbing (inclusive of feed connections to Unit 7 guttering) as existing tank has rusted through and leaking Agreed by all present 3. Demolition of Hills Hoist clothesline in rear yard Agreed by all present 4. Replacement of wall-mounted clothesline on rear wall of unit 11 5. Replacement of access gate to the common property at the rear of Units 7 - 10 via unit 11 rear yard with a fixed Colorbond fence panel consistent with those on the northern side of the property Agreed by all present 6. Repair/ replacement of front picket fence for Unit 11 with similar style painted (white) 7. Replacement of front right hand rear yard entry gate and fence panel with Colorbond equivalent consistent with those on the northern side of the property Agreed by all present 8. Increasing the height of the fencing to the Northern side of the property to 1800 to provide more privacy from Holiday rental units by utilising opaque screens Motion failed 9. Installation of Colorbond fencing panel and secured gate on the right hand side of unit 11 to improve security to rear yard Agreed by all present 10. Replacement of TV aerial and relocation to right hand gable Agreed by all present 11. Installation of 3 point locking security door (cream) to former office entry Agreed by all present

Community Corporation 26220 Incorporated
25 O'Halloran Parade, Edithburgh SA 5583

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Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
		Unit 11	12. Demolition of former rumpus room door and installation of weatherboard panels painted to match exterior trim colours Agreed by all present 13. Installation of a concrete path in front of former rumpus room window Agreed by all present 14. Installation of a roof mounted evaporative air conditioning unit on rear yard side of roof Agreed by all present 15. Demolition of shade house Agreed by all present Approval was granted to most motions subject to the following conditions: That the management committee be given a copy of a key to the gate or the owner installs a lock box to keep a key to the gate the unit back yard, as there is an easement to the corporation. Access must be made available at all times. That all related installation and maintenance costs are at the expense of that lot owner. All appropriate council approvals must be obtained prior to installation, and sent to ABCM to keep with the corporation's records). Installation must be carried out in a proper, workmanship like manner by a reputable tradesperson. Any damaged caused to the common property in relation to installation or maintenance is to be rectified at the cost of that lot owner. Proposed Resolution 2: Alterations to Lot 22 (Unit 11 Stone Shed) - The owner of lot 11 was granted approval to carry out various repairs to rendering, roofing and alteration to stormwater plumbing (installation of sump). Approval was granted subject to the following conditions: That all related installation and maintenance costs are at the expense of that lot owner. All appropriate council approvals must be obtained prior to installation. Installation must be carried out in a proper, workmanship like manner by a reputable tradesperson.

Community Corporation 26220 Incorporated
25 O'Halloran Parade, Edithburgh SA 5583

REGISTER OF SPECIAL RESOLUTIONS AND UNANIMOUS RESOLUTIONS
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Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
			ABCM advised that in order to comply with legislation, signs should be erected in the common property advising that the area is under video surveillance.
14.05.20	AGM	Unit 11	Alterations – ABCM advised that prior to the meeting, the new owners of unit 11 had contacted their office and requested permission to replace at their cost the picket fence at the front of their property with PVC pickets, which would be like for like as existing. ABCM advised that there are no requirements in the bylaws for the corporation approval for these works and advised the owners accordingly. ABCM advised that the owners of unit 11 has requested permission to replace the old. Corrugated iron rainwater tank with a poly tank, cream in colour at their own expense. ABCM advised that there are not requirements in the bylaws for corporation approval for these works and advised the owners accordingly. Mr Edwards advised that the previous owner has disconnected the downpipe from their block of units which originally ran into the old rainwater tank. As this was only one of two outlets, water had begun flooding over the gutters. Members instructed that ABCM contact the owners of unit 11 and request that when their new rainwater tank is installed that the downpipe be reinstated to its original position. In the event that the owners were not willing or did not anticipate installing the rainwater tank in the near future, this matter is to be referred to the management committee for further instructions. Additional – Post meeting, the owners of unit 11 contacted ABCM and advised that they were happy to reinstate the downpipe and that the rainwater tank had already been ordered. ABCM to advise the management committee of the above. Further to this Mr Amey advised that there is currently a large peach tree growing on the common property at the rear of unit 7, and that the branches hang over the roof and gutters, posing a potential blockage risk. ABCM to advise the management committee of the above, with a view of trimming the tree

Community Corporation 26220 Incorporated
25 O'Halloran Parade, Edithburgh SA 5583

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Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
			back to eliminate the risk of water damage to the property.
20.05.21	AGM	Blanket all units	Work order Authorisation - ABCM be granted authorisation to carry out works without further approval from the committee if works are \$500 or under – Motion carried. Online Voting – Corporation approved online voting either by electronic ballot papers or voting website – Motion carried. Email Correspondence – The use of email for correspondence was discussed and agreed that it would allow for prompt communication. ABCM will provide all future communication including levy notices, AGM documentation and minutes via email. Please ensure your email address is up to date – Agreed by all represented. Arrears Process – The Corporation granted approval to adopt the following arrears process. Each owner will be issued an account 30 days before the due date and is to be paid by the due date. A reminder will be sent 7 days after the due date at a cost of \$5.50 per notice to be paid by the owner. If account is not paid within 31 days another notice will be sent at a cost of \$55.00 charged to the owner. If the account is not paid within 60 days and the owner has not make alternative satisfactory arrangements to pay the arrears, legal process will commence at the cost of \$150.00 and all costs charged to the owner. All debt collection costs, court costs, search/lodgement fees and interest are recoverable from the owner. With no vote cast against, the motion passed.
14.04.25		Unit 7	Special Resolution: Unit 7 Carport Enclosure That the Corporation grant Unit 7 approval to enclose their carport. The material is to be iron clad with a trim deck profile. The external wall (front) would be iron clad with a trim deck profile in Classic Cream, with a roller door also in Classic Cream. Classic Cream is the colour of choice for all surrounding

Community Corporation 26220 Incorporated
25 O'Halloran Parade, Edithburgh SA 5583

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Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
			areas and will blend accordingly. All costs associated with this installation remain with the Unit 7. Motion Carried.
14.04.25		Unit 2	Special Resolution: Unit 2 Carport Enclosure That the Corporation grant Unit 2 approval to enclose their carport. The material is to be iron clad with a trim deck profile. The external wall (front) would be iron clad with a trim deck profile in Classic Cream, with a roller door also in Classic Cream. Classic Cream is the colour of choice for all surrounding areas and will blend accordingly. All costs associated with this installation remain with the Unit 2. Motion Carried.
14.04.25		Unit 7	Special Resolution to be Ratified: Unit 7 Individual HWS Installation. Approved 30.01.25 **This services only Unit 7** Ratified.
20/04/26	AGM	Blanket all units	RECOVERY OF OVERDUE CONTRIBUTIONS/LEVIES That the Corporation resolve to continue applying its existing debt recovery policy UNTIL 30 NOVEMBER 2026, with the following procedures in effect during this time: Accounting Fees Members are to be charged an accounting fee of \$11.00 (Inc GST) by the Body Corporate Manager for any accounts greater than 28 days overdue. Debt Collection The Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, including legal action, to recover all outstanding monies at a fee of \$22.00 (Inc GST). The account would have to be at least 3 months overdue. The Presiding Officer will be contacted prior to any court action.

Community Corporation 26220 Incorporated
25 O'Halloran Parade, Edithburgh SA 5583

REGISTER OF SPECIAL RESOLUTIONS AND UNANIMOUS RESOLUTIONS
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Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
			And to further resolve that FROM 1 DECEMBER 2026, the Corporation adopts the following new debt recovery policy: That in accordance with the Act, JE Whites is authorised to take all necessary steps to recover overdue contributions, levies, penalties, and associated recovery costs on behalf of COMMUNITY CORPORATION 26220 INC. This includes, without requiring further approval, engaging a debt recovery agency to initiate legal proceedings against members in arrears. JE Whites will apply a charge to the debtor when a first arrears notice is issued, which occurs if a contribution, levy, or instalment remains unpaid 28 days after its due date. An additional charge also applies when instructions are issued to a debt recovery agency. The Corporation resolves that any fees incurred from third-party providers during the recovery process will be passed on to the debtor at cost. Any arrears existing at the time this new policy takes effect (1 December 2026) which are greater than 56 days overdue will immediately be referred to debt collection by the Manager without further approval. Existing payment arrangements in place at that time will continue and will be exempt from referral to debt collection, provided the debtor complies with the agreed terms. If a debtor defaults on their payment arrangement, the account will be referred to debt collection without further notice. Owners are advised of the following debt recovery process: 1. Contribution Notice: Owners are issued their contribution notice approximately 3 weeks before the due date.

Community Corporation 26220 Incorporated
25 O'Halloran Parade, Edithburgh SA 5583

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Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
			2. Reminder Notice: If payment is not received by the due date, owners are issued a reminder notice approximately 14 days after the due date. 3. Final Notice: After a lapse of 28 days from the due date, a final notice is issued to the owner, incurring a \$33.00 fee. Payment is to be made in full within 28 days from the date of issue. 4. Interest Accrual: Interest will begin to accrue on any overdue amounts if payment has not been received within 28 days of the original due date. 5. Debt Collection Referral: Once the 56-day period has expired, the account will be referred to debt collection, which will incur a JE Whites administration fee and an establishment fee from the debt collection agency. Motion carried.
20.04.26	AGM	Unit 11	Special Resolution - Unit 11 / Lot 22 Enclosure of Lot Subsidiary: That the corporation grant Lot 11 approval to enclose their private area of Lot 22 in front of the Lot 22 shed. The fence will be iron clad with trim deck profile in Classic Cream. All costs would remain with Lot 11. Motion Carried.
		Unit 7	Special Resolution - Dog Visitation (Lot 7) That the Corporation approves Lot 7 to have a dog on site during periods when staying at the property. The dog must be supervised at all times while on the premises. Should the dog cause a nuisance, the Corporation reserves the right to revoke this approval. Motion carried.

SCHEME DESCRIPTION: "Purpose for which the Lots and Common Property may be used
The Primary lots (apart from Lot 11* 22*) shall only be used for tourist, short term and temporary

Community Corporation 26220 Incorporated
25 O'Halloran Parade, Edithburgh SA 5583

**REGISTER OF SPECIAL RESOLUTIONS AND UNANIMOUS RESOLUTIONS
AFFECTING A UNIT OR UNITS AND/OR THE COMMON PROPERTY**

DISCLAIMER: JE White’s will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management:

Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
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*accommodation as hereinafter defined and /or for such purposes as may be approved from time to time
in writing by the District Court of Yorke Peninsula.
"Tourist, short term and temporary accommodation" shall mean bone fide overnight, weekend or weekly
accommodation provided that a primary lot shall not be substantially nor continuously occupied by the
same person for the firstly single period in excess of 90 days nor secondly series of a separate period
calculated collectively and exceeding a maximum of 180 days in any 12 month period".*



Level 13, 431 King William Street
Adelaide SA 5000

Certificate of Currency

CHU Community Association Insurance Plan

Policy No	ST502627
Policy Wording	CHU COMMUNITY ASSOCIATION INSURANCE PLAN
Period of Insurance	15/03/2026 to 15/03/2027 at 4:00pm
The Insured	COMMUNITY CORPORATION NO 26220 INC
Situation	25 O'HALLORAN PARADE EDITHBURGH SA 5583

Policies Selected

Policy 1 – Community Property

Community property: \$300,000
Community income: \$45,000
Common area contents: \$0

Policy 2 – Liability to Others

Limit of liability: \$30,000,000

Policy 3 – Voluntary Workers

Death: \$200,000
Total Disablement: \$2,000 per week

Policy 4 – Fidelity Guarantee

Sum Insured: \$250,000

Policy 5 – Office Bearers' Legal Liability

Limit of liability: \$500,000

Policy 6 – Machinery Breakdown

Sum Insured: \$10,000

Policy 7 – Catastrophe Insurance

Not Selected

Policy 8 – Government Audit Costs and Legal Expenses

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



Flood Cover is included.

Flood Cover Endorsement

Flood cover is included.

The following terms and conditions of Your Policy is hereby amended by this endorsement and should be read in conjunction with, and as forming part of Community Association Insurance Plan.

Policy 1, Exclusion 1. a. "caused by Flood" is hereby removed.

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

Date Printed

12/02/2026

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 QM563 - 1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

HOUSE RULES AND PRE-APPROVALS COMMUNITY CORPORATION 26220 INC.

1. INTRODUCTION

The following rules have been developed for the benefit of all owners of Corporation 26220. If you have a unit, you are required to make a copy of these rules available to your guests and/or your property agent. Occupancy of Unit is only holiday accommodation, no permanency.

2. PARKING

It is acceptable to park a motor vehicle in a carpark or shedbay of the unit of residence. A person must not park a motor vehicle in a parking space allocated for others. A person must not block or impede other unit car parks or shedbays without their express permission. All common areas must be clear such that access to all units/shedbays is maintained at all times. Visitors to units must park on road outside of complex.

3. NOISE DISTURBANCES

Under Section 5 of the Corporation's By-Law, the owner of a community lot must not engage in conduct that unreasonably disturbs others. Noise must be kept to a minimum so as to not disturb your neighbours. All residents are entitled to the quiet and peaceful enjoyment of their property without disruption or unreasonable noise. Noise disturbance can be defined as any noise which interferes with the comfort of another resident. It is not time bound and can occur at any time of the day or night where it impacts on the rights and comfort of other residents.

Breaches of the House Rules include but are not limited to

- loud music
- Riding of scooters/bikes on pathways at all times
- Excessive vehicular noise such as revving engines of motor vehicles or motorbikes
- Noise emitted from vehicles and drivers driving in/out of shedbays and the common driveway, including music
- Noise emitted from rubbish bins being wheeled out late at night or in early hours of the morning
- The use of loud power tools and equipment for extended periods (including repairs to motor vehicles, trailers, motor bikes or cutting of wood), lawnmowers, leaf blowers, electric drills and saws)

It is the responsibility of the owner to make their guests aware of strata rules and to ensure compliance

4. PETS AND PET APPROVAL

Strictly No Pets allowed on property by either guests or visitors. Under section 9.1.1 of the Corporation's By-Laws an owner of a community lot is entitled to keep a cat or dog on a community lot or such a pet that has been approved by the Community Corporation provided such pets do not create unreasonable nuisance to the other community lot owners.

- the pet will not become an annoyance or source of discomfort to other owners or guests
- The pet is not allowed on the common property unless on a lead or in a pet carry cage
- They are to remove any faecal matter from the lawns and gardens
- The pet will not do damage to the common property

The Management Committee and the Corporation reserve the right to rescind the approval if the animal becomes a nuisance to occupants of the property.

HOUSE RULES AND PRE-APPROVALS
COMMUNITY CORPORATION 26220 INC.

5. RUBBISH AND GARBAGE

Under Section 4.3 of the Corporation's By-Laws garbage must be stored in appropriate containers. All rubbish to be sorted and placed in bins in designated area adjacent to Laundry. Dumping of any sort is not allowed in the complex. Should the Corporation incur any costs for the removal of rubbish, they will be charged back to those responsible.

6. SMOKING

Smoking in common property areas is not permitted. Smoking on individual lots, e.g. verandahs, is subject to compliance with the Community Title Act 1996 section 133 Nuisance "an owner or occupier of a lot must not use, or permit the use of, the lot or the common property in a way that-(a) causes a nuisance; or (b) interferes with the use or enjoyment of another lot or the common property by another person who is lawfully on the lot or common property.

7. WASHING / LAUNDRY

Washing must not be hung out to dry in the driveway, BBQ area or outside units. It is to be hung on the designated washing line on back lawn. Laundry hours are 8am to 8pm.

8. SPEED IN COMMON DRIVEWAY

Please observe the speed limit restrictions (4km/hr), for the safety and wellbeing of all residents when entering and exiting the complex. Owners, and any guests, must comply with, all rules and laws applicable under the Road Traffic Act (SA) and its regulations or any substitute legislation when driving or parking a vehicle on common property, including any roads or driveways on the common property.

9. BOATS, TRAILERS AND CARAVANS

All boats and trailers to be parked in designated shed bay or in designated unit carpark. No boats or trailers to be parked on common area adjacent to shedbays. No caravans or campers to be in use on site.

10. PATHWAYS AND WALKWAYS

All pathways and walkways adjacent to units to be kept clear of obstructions at all times.

TERMS OF INSTRUMENT NOT
CHECKED BY LANDS TITLES OFFICE

BY-LAWS
DEVELOPMENT NO. 544/C045/2008

COMMUNITY TITLES ACT

COMMUNITY PLAN No. 26220

BY-LAWS

24A O'HALLORAN PARADE EDITHBURGH

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



.....
Brian O'Halloran
Registered Conveyancer
Level 5, 55 Gawler Place
ADELAIDE SA 5000

**TERMS OF INSTRUMENT NOT
CHECKED BY LANDS TITLES OFFICE**

**BY-LAWS
DEVELOPMENT NO. 544/C045/2008**

COMMUNITY TITLES ACT 1996

BY-LAWS

COMMUNITY CORPORATION NO. 26220 INCORPORATED

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**BY-LAWS
DEVELOPMENT NO. 544/C045/2008**

COMMUNITY TITLES ACT 1996

BY-LAWS

COMMUNITY CORPORATION NO. 26220 INCORPORATED

IMPORTANT NOTICE

These By-Laws bind the Corporation, the Lot Owners of the Lots, the Occupiers of the Lots and any persons entering the Community Parcel.

These By-Laws relate to the control and management of the Common Property and the Lots and as such may only be amended or revoked by special resolution by the Corporation in accordance with Section 39 of the *Community Titles Act* (and regulations).

PART I — DEFINITIONS AND INTERPRETATION

I. DEFINITIONS

The below definitions and interpretations and the definitions set out in Section 3 of the *Community Titles Act 1996* shall apply to these By-Laws and unless the context otherwise requires, the expressions:

"Act" means the *Community Titles Act 1996* as amended; "Common Property" has the same meaning as set out in the Act;

"Common Property" means the whole of the land marked (C1) in Community Corporation Plan No. 26220 together with Television Antennae, Hot Water Services and Fire Extinguisher equipment (apart from those attached to Lot 11* 22*) but expressly excluding airconditioners for which the Corporation has granted approval to a Lot Owner to leave upon the Common Property

"Community Parcel" means the whole of the land comprised in Community Corporation Plan No. 26220;

"Corporation" means Community Corporation No. 26220 Inc. in accordance with Part 9 of the Act and includes an officer, agent, servant, contractor or representative of the Corporation appointed in writing;

"Develop" means:

- (a) The erection, construction, alteration, improvement, installation or painting of any building or other improvement on a Lot or on Common Property, and includes any site works effected in readiness for Development; and
- (b) Development has a like meaning.

"Invitees" means visitors, tradespersons, builders, contractors, agents, clients or associates of the Lot Owner or Occupier of a Lot;

"Lot" means a Community Lot comprised in Community Corporation Plan No. 26220;

"Lot Owner" means the Owner of a Lot;

"Occupier" of a Lot includes the tenant or lessee of a Lot or if a Lot is unoccupied, the Owner of the Lot;

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2. INTERPRETATION

2.1 Unless the contrary intention appears:

- (i) reference to an instrument includes any variation or replacement of it;
- (ii) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, reenactments or replacements of any of them;
- (iii) the singular includes the plural and vice versa;
- (iv) the word "person" includes a firm, a body corporate, an association or an authority;
- (v) words of any gender include every gender;
- (vi) a reference to a person includes a reference to the person's executors, administrators, successors, substitutes (including, without limitation persons taking by novation) and assigns;
- (vii) a reference to a day is a reference to the period of time commencing at midnight and ending 24 hours later;
- (viii) headings are inserted for convenience and do not affect the interpretation of these By-Laws.

2.2 If the whole or any part of a provision of these By-Laws is invalid, unenforceable or illegal, then it is severed. The remainder of these By-Laws will continue to have full force and effect.

PART 2 — MANDATORY BY-LAWS

3. ADMINISTRATION, MANAGEMENT AND CONTROL OF COMMON PROPERTY

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

3.2 The Corporation may (but is not obliged to), subject to the Act and these By-Laws, appoint a Management Committee which shall be responsible to the Corporation for the administration, management and control of the Common Property except with respect to matters concerning:

3.2.1 the appointment of a manager pursuant to By-Law 3.3;

3.2.2 maintenance, upgrading or improvements to the Common Property where the item to be considered exceeds \$10,000.00;

3.2.3 the Corporation's obligations regarding insurance under the Act.

3.3 The Corporation may (but is not obliged to) appoint a manager to assist carry out, on behalf of the Corporation, the function of administering, managing and controlling the Common Property, but:

3.3.1 The manager shall be appointed on a contract that is subject to review every 2 years by the Corporation; and

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- 3.3.2 If on review the Corporation is dissatisfied with the performance of the manager, the Corporation may terminate the management contract.

4. LOT OWNER CONTRIBUTIONS

- 4.1 The Corporation will in general meeting (and not by its Management Committee) fix the amount it requires from Lot Owners from time to time by way of contributions for anticipated expenditure (such as Common Property maintenance, building services, rates and taxes, water use, effluent charges and maintenance, insurances, repairs etc).
- 4.2 Subject to the Act, the share of an amount to be contributed to by a Lot Owner is proportional to the lot entitlement of the relevant lot unless otherwise provided by a unanimous resolution of the Corporation.
- 4.3 The Corporation may, by ordinary resolution:
- 4.3.1 permit contributions to be paid in instalments specified in the resolution; and
- 4.3.2 fix (in accordance with regulations of the Act) interest payable in respect of a contribution, or an instalment of a contribution, that is in arrears.

5. USE AND ENJOYMENT OF THE COMMON PROPERTY

- 5.1 The Common Property is, subject to the Act and these By-Laws, for the common use and enjoyment of Lot Owners, Occupiers and their Invitees.
- 5.2 The Corporation may, subject to the Act, grant or consent to any encumbrance or covenant affecting all or any part of the Common Property which may regulate the use of the Common Property.
- 5.3 Lot Owners, Occupiers and Invitees must not:
- 5.3.1 obstruct the lawful use of the Common Property by any person;
- 5.3.2 bring objects or materials to the Common Property of a kind that are likely to cause justified offence to the others;
- 5.3.3 damage or deface any existing structure, facilities or service infrastructure that forms part of the Common Property;
- 5.3.4 use any portion of the Common Property for their exclusive use as a garden or parking area or otherwise, without the prior consent in writing of the Corporation;
- 5.3.5 display any advertisement, sign or boarding on any part of the Common Property;
- 5.3.6 dispose of any rubbish on Common Property other than in bins or receptacles intended and set aside for the purpose;
- 5.3.7 fail to comply with any reasonable direction or request from the Corporation;
- 5.3.8 unlawfully attempt to exclude the public from any section of the Common Property;
- 5.3.9 fail to comply with any rules issued by the Corporation;
- 5.3.10 fail to comply with any speed limits posted by the Community Corporation;

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- 5.3.11 park a motor vehicle on the Common Property except on a part of the Common Property set aside for the parking of motor vehicles;
- 5.3.12 drive any motorized vehicle or bike at a speed greater than 4 kilometres per hour on the Common Property
- 5.4 A person driving a vehicle or bike on the Common Property must comply with the rules applicable under the *Road Traffic Act 1961* to the driving of a vehicle on a public road.
- 5.5 Lot Owners, Occupiers and Invitees must notify the Corporation of any damage to or defect in the Common Property immediately becoming aware of it.
- 5.6 The Corporation may:
 - 5.6.1 erect and maintain any sign on the Common Property which displays parking restrictions, speed limits or access requirements in relation to the Common Property; and
 - 5.6.2 charge Lot Owners on a regular basis for costs and expenses incurred in the administration, management, control, maintenance and repair of the Common Property.

6. CORPORATION TO KEEP COMMON PROPERTY IN GOOD REPAIR

- 61 The Corporation must keep the Common Property in a state of good and serviceable repair and shall always properly maintain all chattels, fixtures and fittings held by the Corporation in connection with the Common Property.

PART 3 — COMMUNITY PARCEL

7. USE OF THE COMMUNITY PARCEL

A person bound by these By-Laws must not on the Community Parcel:

- 7.1 fail to comply with any reasonable direction or request from the Corporation;
- 7.2 unlawfully set aside or attempt to exclude the public from any section of the Community Parcel;
- 7.3 obstruct any footway, road or walkway;
- 7.4 use or occupy any caravan or other vehicle as a place of habitation;
- 7.5 use any language or behave in a manner likely to cause offence or a nuisance or embarrassment to others;
- 7.6 place or cause to be placed a moveable sign in a public place in such a manner as to obstruct the vision of the driver of a vehicle at junctions or intersections.

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8. FENCING, SHEDDING AND TIMBER CLAD BUILDINGS

- * 81 No fencing shall be erected on a Community Parcel (apart from Lot 11* 22*) without the prior written approval of the Corporation and must not, if approved, obstruct a reasonable view from the remaining Community Parcels;
- 82 Any shedding to be erected upon a Community Parcel (apart from Lot 11* 22*) must be of a colour and construction approved by the Corporation and the District Council of Yorke Peninsula or any other authority with power to impose conditions under the Development Act 1993 — the painting and colour scheme must be consistent with the remainder of Development.

9. PETS, BIRDS AND ANIMALS

- 9.1 A Lot Owner or Occupier must not keep pets, birds or animals upon a Lot.
- 9.2 In the event that a Lot Owner wishes to keep a pet, animal or bird the Lot Owner may apply to the Corporation for permission to keep such pet, animal or bird. The Corporation may decline permission without disclosing any reason for so doing or may grant permission subject to conditions.
- 9.3 The area of each Lot (apart from Lot 11* 22*) set aside for parking of a motor vehicle must not be fenced or have any other structure affixed thereon.

PART 4 — USE OF LOTS

10. GOOD REPAIR

A Lot Owner must:

- 10.1 maintain the Lot in good repair;
- 10.2 carry out any work ordered by a council or other public authority in respect of the Lot;
- 10.3 carry out any work ordered by the Corporation in respect of the Lot.

11. USE OF LOT

A Lot Owner, Occupier or Invitee must not:

- 11.1 use the Lot, or permit the Lot to be used, for any unlawful purpose;
- 11.2 create any undue noise, disturbance or undertake any activity or behaviour which is likely to interfere with the quiet enjoyment of other Lot Owners or Occupiers and in particular, ensure that noise emissions from the relevant Lot are kept to a level where they will not disturb neighbouring Lot owners or Occupiers between the hours of 10.00 p.m. and 8.00 a.m.;
- 11.3 bring objects or materials onto a Lot of a kind which are likely to cause justified offence to other members of the corporation community or store on any Lot any dangerous explosive or noxious substances (other than normal household chemicals, gases and fuels);

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- 11.4 restrict or prevent the Corporation from gaining access to any common service infrastructure shared between the Lots for maintenance, repair or replacement purposes; or
 - 11.5 without the prior written approval of the Corporation erect or display any advertising signs on a Lot other than:
 - 11.5.1 during development of a Lot (and then only the display of signs required under the *Building Work Contractors Act 1995*); or
 - 11.5.2 where the advertising sign is associated with the sale of a Lot;
 - 11.6 store or stand items of any kind upon the common property to the rear of each Lot to ensure access for service, hot water drainage and garden requirements is not hindered.
- and a Lot Owner, Occupier or invitee must:
- 11.7 upon all rates, taxes, charges, outgoings and assessments in respect of their Lot becoming payable, forthwith pay the same;
 - 11.8 use and enjoy the Lot in a manner consistent with the Scheme Description
 - 11.9 use the Lot in accordance with the *Development Act 1993*;
 - 11.10 at all times maintain and keep improvements on or within a Lot clean and tidy and in a good state of repair and condition;
 - 11.11 comply with reasonable requirements or orders of the Corporation in relation to upkeep and maintenance;
 - 11.12 store garbage within the relevant Lot in an appropriate container which prevents the escape of unpleasant odours;
 - 11.13 leave garbage bins (for emptying at the appropriate times), in the location allocated for the relevant Lot;
 - 11.14 dispose of any rubbish or other material on the Community Parcel in accordance with the rubbish disposal policies passed from time to time by the Corporation;
 - 11.15 comply with all statutory requirements in relation to the disposal of garbage; and
 - 11.16 ensure that their Invitees are aware of these By-Laws and ensure that their Invitees do not engage in (or desist from) any conduct which is in breach of these By-Laws.

12. ALTERATION TO LOTS

- 12.1 A Lot Owner or Occupier shall not perform or carry out any alterations or additions to or upon their Lot unless that Lot Owner or Occupier has obtained all necessary consents or approvals from any government or statutory authority pertaining to such alterations or additions and shall upon request from the Corporation provide the Corporation with a copy of any such consents or approvals;
- 12.2 For the purpose of this By-Law "alterations or additions" means:
 - 12.2.1 any change to the external structure, roof, balconies, doors entrances or any structure erected on a Lot;
 - 12.2.2 the removal of or addition to any structural or Common Property brick or concrete wall or slab construction;
 - 12.2.3 alteration to the colour scheme of any Lot.

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13. RIGHT TO ENTER LOT

The Corporation shall be permitted by each Lot Owner or Occupier and shall have the right at all reasonable times and on giving the Lot Owner or the Occupier reasonable notice (except in cases of emergency when no such notice shall be required), to enter upon the Lot For the purpose or in the course of carrying out the functions or duties of the Corporation or exercising its powers which, without limiting the generality of the foregoing, shall be deemed to include the power:

13.1 to inspect the Lot;

13.2 to carry out maintenance repairs or work, and

13.3 to enter upon and inspect any part of the Lot for the purpose of ensuring that the Act and these By-Laws are being observed.

14. OBSERVANCE OF BY-LAWS

A Lot Owner or Occupier of a Lot shall take all reasonable steps to ensure that their visitors or Invitees comply with the provisions of these By-Laws and in the event of their inability for any reason to ensure such compliance by any such visitor or invitee, they shall thereupon ensure that such visitor or invitee leaves the Community Parcel.

PART 5 — GENERAL PROVISIONS**15. MANAGEMENT AND ADVISERS**

The Corporation may retain the services of independent contractors, advisers or consultants in relation to matters affecting the Community Scheme as a whole, its Common Property and its management and administration. The cost will be recoverable from Lot Owners.

16. EASEMENTS

Where any part of the Common Property or of a Lot is subject to a registered or statutory easement, the Corporation, Lot Owners, Occupiers and Invitees (as appropriate) will comply at all times with the requirements or restrictions caused by that easement, and will not interfere with the grantee's exercise of rights under it.

17. TENANTS TO HAVE NOTICE OF THESE BY-LAWS

A copy of these By-Laws (or a precis approved by the Corporation) will be given to each lessee or other Occupier of the Lot (other than the Owner).

18. CHANGES IN OWNERSHIP

Any change in ownership of a Lot or address of a Lot Owner must be notified to the Corporation.

19. PERMITS

19.1 In any By-Law of the Corporation, unless the contrary intention is clearly indicated, the words "the consent of the Corporation" means the permission of the Corporation given in the form of a written permit.

19.2 The Corporation shall have the power to grant permits in respect of any activity in or on the Community Parcel.

19.3 The Corporation may attach such conditions to a permit as it thinks fit and may

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vary or revoke such conditions or impose new conditions by notice in writing to the permit holder;

- 19.4 The Corporation may grant a permit either for a term of up to twelve (12) months or for an identified activity or schedule of activities as it thinks appropriate.
- 19.5 A permit holder shall comply with each and every condition of the permit. Each event which is a breach of the permit shall constitute a separate offence under these By-Laws.
- 19.6 A permit holder shall pay to the Corporation in advance, such fee as may be determined by the Corporation for the Corporation issuing the permit to the permit holder.
- 19.7 Subject to the terms of the permit, the Corporation may cancel, suspend or revoke the permit at any time by notice in writing to the permit holder

20. INSURANCES

- 20.1 The Corporation will effect and maintain insurances as required by the Act.
- 20.2 Lot Owners will insure their own furniture fittings, equipment and goods.
- 20.3 Each Lot Owner will maintain public risk insurance for amounts of at least \$10,000,000.00 in respect of any one event (or such higher cover as the Corporation may determine).
- 20.4 The Corporation may at any time require evidence be provided by each Lot Owner of these insurances.
- 20.5 No Lot Owner, Occupier or invitee will do anything to:
 - 20.5.1 void any insurance; or
 - 20.5.2 increase the premium payable for any insurance maintained by the Corporation.

21. OFFENCES

A person who contravenes or fails to comply with the provisions of these By-Laws is guilty of an offence.

Maximum penalty: \$500.00

22. BREACH

Where a breach by a person bound by these By-Laws occurs and the Corporation has incurred expense in remedying such breach, the Corporation shall be entitled to recover those expenses from that person.

23. WAIVER

No waiver by the Corporation of one breach of any rule, covenant, obligation or provision herein contained or implied shall operate as a waiver of another breach of the same or any other rules, covenants, obligations or provisions herein contained or implied.

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SCHEME DESCRIPTION
DEVELOPMENT NO. 544/C045/2008

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SCHEME DESCRIPTION

COMMUNITY PLAN NO. 26220

24A O'Halloran Parade

EDITHBURGH

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



.....
Brian O'Halloran
Registered Conveyancer
Level 5, 55 Gawler Place
ADELAIDE SA 5000

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COMMUNITY TITLES ACT 1996

SCHEME DESCRIPTION

1. Identification of the Community Parcel and Common Property

- 1.1 The Community Parcel and the Lots and Common Property into which the parcel is to be divided are identified in Community Plan No. 26220 ("the Community Plan").
- 1.2 The Community Plan is a primary plan being the division of three allotments into eleven Community Lots and Common Property.
- 1.3 The Community Plan comprises a residential development and is located upon approximately 2,420.33 square metres of land at 47 Blanche Street Edithburgh in the District Council of Yorke Peninsula.
- 1.4 The Community Lots will be conveyed upon completion of the development into Community Lots.

2. Purpose for which the Lots and Common Property may be used

The Primary Lots (apart from Lot 11* 22*) shall only be used for tourist, short term and temporary accommodation as hereinafter defined and/or for such other purposes as may be approved from time to time in writing by the District Council of Yorke Peninsula

"tourist, short term and temporary accommodation" shall mean bona fide overnight, weekend or weekly accommodation provided that a Primary Lot shall not be substantially nor continuously occupied by the same person for firstly any single period in excess of 90 days nor secondly a series of separate periods calculated collectively and exceeding a maximum of 180 days in any 12 month period.

The Community Corporation shall keep accurate records of the use and period of occupancy of each Primary Lot and shall on request forthwith provide a copy of those records to the District Council of Yorke Peninsula

The Common Property will be used for the provision of ingress and egress to the Community Lots and for the provision of infrastructure and community services to the Community Lots.

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3. Standard of Building and Other Improvements

The standard of the work to be performed and the materials to be used in the development and the maintenance thereof will be of a high standard or such other standard as the owners, in their discretion, may determine.

4. Owner's Obligation to Develop and Improve Community Lots

Each owner of a Community Lot will develop and landscape the Community Lot in accordance with the requirements of the Development Guidelines from time to time published by the District Council of Yorke Peninsula pursuant to its Development Plan and the Bylaws of the Community Corporation.

5. Developer's Obligation to Develop and Improve the Common Property

The Developer will develop the Common Property to a standard required by the District Council of Yorke Peninsula to enable safe and easy ingress and egress to the Community Lots and for the recreational requirements and enjoyment of the Owners.

6. Conditions of Development Imposed pursuant to the Development Act 1993

The Development is subject to the development approval granted by the District Council of Yorke Peninsula dated the 25th day of September 2009. A copy of the development approval is annexed to this Scheme Description.

7. Other Important Features of the Scheme

There shall be no division of a Community Lot by a secondary plan

8. Other Information required by the Regulations

No other information is required by the regulations.

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In accordance with:-

- (1) Section 3 (11) of the Community Titles Act 1996 it is hereby certified that all the consents or approvals required under the Development Act 1993 in relation to the division of the within land (and a change of use of the land (if any) in accordance with the scheme description and the plan of community division have been granted;
- (2) Section 14 (4) (d) of the Community Titles Act 1996;

THIS SCHEME DESCRIPTION is endorsed by District Council of Yorke Peninsula
this 25th day of September 2009.

.....
Execution by the Council authorised person

District Council of Yorke Peninsula

- 8 Elizabeth Street, Maitland
- 18 Main Street, Minlaton
- Player Street, Warooka
- 15 Edithburgh Road, Yorketown

Telephone: (08) 8832 0000 Fax: (08) 8853 2494

Telephone: (08) 8853 3800 Fax: (08) 8853 2494

Telephone: (08) 8854 5055 Fax: (08) 8853 2494

Telephone: (08) 8852 0200 Fax: (08) 8853 2494

ALL CORRESPONDENCE: PO Box 88, MINLATON SA 5575

DECISION NOTIFICATION FORM

Page 1

Development Number

544 / ~~D~~045 / 2008

FOR DEVELOPMENT APPLICATION

Dated: 12/11/2008

Registered on: 16/12/2008

Mosel Browne Surveyors
PO Box 30
KADINA SA 5554

Copy to: DAC

30 SEP 2009

LOCATION of proposed development: Lot 71, 72 & 300 24A O'Halloran Parade EDITHBURGH

NATURE of proposed development: Land Division

In respect of this proposed development you are informed that:

NATURE OF DECISION	Consent Granted	No. of Conditions	Consent Refused	Not Applicable
Development Plan Consent	Granted	1		
Land Division	Granted	3		
Land Division (Strata)				N/A
Building Rules Consent				N/A
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	Granted	4		

Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out on the attached sheet. No work can commence on this development unless a Development Approval has been obtained. The possession of a consent, in any form, does not carry with it the right to commence any site works or building works.

Date of Decision: 25/09/2009

Signed: 

ALLAN COTTON
Authorised Officer
Yorketown Branch Office

Date: 25 September 2009

District Council of Yorke Peninsula

DECISION NOTIFICATION FORM (continued)

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Development Number
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APPLICANT: Mosel Browne Surveyors

- (2) A period prescribed by subregulation (1) may be extended by a relevant authority-
 - (a) when the relevant consent or approval is given; or
 - (b) at such later time as may be appropriate.
- (3) Where an approval is given, any consent which was necessary for that approval will not lapse unless or until the approval lapses.

Reasons for Council's Decision:

The above conditions were imposed upon the consent notice pursuant to Section 42 of the Development Act, 1993 (as amended).

Appeal Rights

Pursuant to Section 86 of the Development Act, 1993 (as amended) you may lodge an appeal against any of the conditions imposed upon the consent notice within two (2) months of the date of the decision.

Signed:



ALLAN COTTON
Authorised Officer
Yorkestown Branch Office

Date: 25 September 2009