# Form 1 - Vendor's statement

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

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## Preliminary

**To the purchaser:**

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

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

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

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

**Instructions to the vendor for completing this statement:**

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

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

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

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

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

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

## Part A—Parties and land

**1.** Purchaser:

Address:
Street 1:

Suburb: State: Postcode:

**2.** Purchaser's registered agent: ☐

Address:
Street 1

~~Suburb: State: Postcode:~~

**3.** Vendor:
Mikelsutherland Pty Ltd

Address:
Street 1: 1/94 Fisher Street

Suburb: Fullarton State: SA Postcode: 5063

**4.** Vendor's registered agent: ☑
Klemich Real Estate Pty Ltd (A.C.N. 101 825 147)
T/A Klemich Real Estate RLA 174424

Address:
Street 1: 1/245 Fullarton Road

Suburb: Eastwood State: SA Postcode: 5063

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

**6.** Description of the land: (*Identify the land including any certificate of title reference)*
Unit 2 Strata Plan 132 in the area named Beaumont Hundred of Adelaide

Street 1: 94 Devereux Road

Suburb: Beaumont State: SA Postcode: 5066

being the *whole / ~~portion~~ of the land comprised in Certificate of Title
Volume 5042 Folio 401

## 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:

1/94 Fisher Street Fullarton SA 5063

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

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

matt@klemich.com.au

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

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

1/245 Fullarton Road Eastwood SA 5063

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

**Note:**

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

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

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

**5. Effect of service**

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

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

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

**Proceeding with the purchase**

If you wish to proceed with the purchase:

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

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

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

## Part C—Statement with respect to required particulars

**(section 7(1))**

**To the purchaser:**

*I/We, Mikelsutherland Pty Ltd

of 1/94 Fisher Street Fullarton SA 5063

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*

Date: 28-Aug-2026 Date:

Signed: Signed on Greatforms by: Michael Sutherland P1H7PKYCS7U0I03S2UE2G71HV7 Signed:

Date: Date:

Signed: Signed:

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

**(section 9)**

**To the purchaser:**

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

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

Exceptions:

Date: 27/08/2026

Signed:

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

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

## Schedule—Division 1—Particulars of mortgages, charges and prescribed encumbrances affecting the land

**(section 7(1)(b))**

**Note:**

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

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

(a) there is an attachment to this statement and:
- (i) all the required particulars are contained in that attachment; and
- (ii) the attachment is identified in column 2; and
- (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or

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

# Table of particulars

| Column 1 | Column 2 | Column 3 |
|---|---|---|

*(If an item is applicable, ensure that the box for the item is ticked and complete the item.)*

*(If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1. Alternatively, the item and any inapplicable heading may be omitted, but not in the case of:*

*(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and*

*(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and*

*(c) the heading "6. Repealed Act conditions" and item 6.1; and*

*(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,*

*which must be retained as part of this statement whether applicable or not.)*

*(If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in **bold type** must be set out in column 3 and all other particulars must be set out in column 2.)*

*(If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for each such mortgage, charge or prescribed encumbrance.)*

*(If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.)*

## 1. General

**1.1** Mortgage of land

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

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Number of mortgage: (if registered)

Name of mortgagee:

**1.2** Easement

(whether over the land or annexed to the land)

**Note:** "Easement" includes rights of way and party wall rights

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

***Is this item applicable?*** ☑

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

***Are there attachments?*** YES

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

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Description of land subject to easement:

CT Volume 5042 Folio 401

Nature of easement:

Statutory Easements

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

If YES, give details:

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**1.3** Restrictive covenant

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

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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

**1.4** Lease, agreement for lease, tenancy agreement or licence

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

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

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Name of parties:

Period of lease, agreement for lease etc:

From _____ to _____

Amount of rent or licence fee:

$ _____ per _____ (period)

Is the lease, agreement for lease etc in writing?

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

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

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

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

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

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

~~***Is this item applicable?***~~ ☐

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

***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?*** YES

***Are there attachments?*** YES

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

Certificate of Emergency Services Levy

Date of notice:

19/08/2026

Amount of levy payable:

$189.30

## 19. *Land Tax Act 1936*

**19.1** Notice, order or demand for payment of land tax

***Is this item applicable?*** ☑

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

***Are there attachments?*** YES

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

Certificate of Land Tax payable

Date of notice, order or demand:

19/08/2026

Amount payable (as stated in the notice):

Refer to Certificate of Land Tax payable attached

## 20. *Local Government Act 1934* (repealed)

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

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Date of notice, order etc:

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

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

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

**29.1** Part 5 - Planning and Design Code

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

| | |
|---|---|
| ***Is this item applicable?*** | ☑ |
| ***Will this be discharged or satisfied prior to or at settlement?*** | NO |
| ***Are there attachments?*** | YES |

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

City of Burnside Council search - 13 pages

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

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

| | |
|---|---|
| Is there a State heritage place on the land or is the land situated in a State heritage area? | NO |
| Is the land designated as a local heritage place? | NO |
| Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? | NO |
| Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? | YES |

**Note** - For further information about the Planning and Design Code *https://code.plan.sa.gov.au*.

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

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

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

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

***Are there attachments?***

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

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

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**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:

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**29.4** section 140 - Notice requesting access

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Date of notice:

Name of person requesting access:

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

Activity of work to be carried out:

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**29.5** section 141 - Order to remove or perform work

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Date of order:

Terms of order:

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

Amount payable: (if any)

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**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)

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**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)

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**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:

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**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)

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**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)

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**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)

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**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)

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

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

# Particulars relating to a strata unit ☑

1 Name of strata corporation: Strata Corporation 132 Inc.

Address of strata corporation: 94 Devereux Road Beaumont SA 5066

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

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

(a) particulars of contributions payable in relation to the unit: (including details of arrears of contributions related to the unit)

The Strata corporation is self managed with no levies payable

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

N/A

(c) particulars of expenditure that the strata corporation has incurred, or has resolved to incur, and to which the unit holder of the unit must contribute, or is likely to be required to contribute:

Strata Corporation insurance - the cost is shared between the unit owners

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

584 of 1,000

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

4 Documents supplied by the strata corporation that are enclosed:

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

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

NO

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

NO

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

YES

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

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

A request was sent to the Strata Corporation c/- the Vendor on 19/8/26 and we were advised that the Strata corporation is informal with no levies payable and no meetings held and accordingly there is no statement of accounts or minutes of meetings.

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

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

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

Name: C/- Michael Sutherland

Address: 1/94 Fisher Street Fullarton SA 5063

**Note-**

1 A strata corporation must (on application by or on behalf of a current owner, prospective purchaser or other relevant person) provide the particulars and documents referred to in 3(a)-(c), 4 and 6 and must also make available for inspection its accountancy records and minute books, any contract with a body corporate manager, the register of unit holders and unit holder entitlements that it maintains and any documents in its possession relating to the design and construction of the buildings or improvements on the site or relating to the strata scheme.

2 Copies of the articles of the strata corporation may also be obtained from the Lands Titles Registration Office.

3 All owners of a strata unit are bound by the articles of the strata corporation. The articles regulate the rights and liabilities of owners of units in relation to their units and the common property and matters of common concern.

4 For a brief description of some of the matters that need to be considered before purchasing a strata unit, see Division 3 of this Schedule.

# Particulars relating to environment protection ☑

**1-Interpretation**

(1) In this and the following items (items 1 to 7 inclusive)-
***domestic activity*** has the same meaning as in the *Environment Protection Act 1993*;
***environmental assessment***, in relation to land, means an assessment of the existence or nature or extent of-

(a) site contamination (within the meaning of the *Environment Protection Act 1993*) at the land; or

(b) any other contamination of the land by chemical substances,

and includes such an assessment in relation to water on or below the surface of the land;
***EPA*** means the Environment Protection Authority established under the *Environment Protection Act 1993*;

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

(a) the nature and extent of contamination of the land by chemical substances present or remaining on or below the surface of the land; and

(b) the suitability of the land for a particular use; and

(c) what remediation is or remains necessary for a particular use,

but does not include a site contamination audit (as defined below) completed on or after 1 July 2009;
***pre-1 July 2009 site audit report*** means a detailed written report that sets out the findings of a pre-1 July 2009 site audit;
***prescribed commercial or industrial activity***-see item 1(2);
***prescribed fee*** means the fee prescribed under the *Environment Protection Act 1993* for inspection of, or obtaining copies of information on, the public register;

***public register*** means the public register kept by the EPA under section 109 of the *Environment Protection Act 1993*;
***site contamination audit*** has the same meaning as in the *Environment Protection Act 1993*;
***site contamination audit report*** has the same meaning as in the *Environment Protection Act 1993*.

(2) For the purposes of this and the following items (items 1 to 7 inclusive), each of the following activities (as defined in Schedule 3 clause 2 of the *Environment Protection Regulations 2023*) is a prescribed commercial or industrial activity:

**EPA Prescribed Commercial or Industrial Activity**

| | | |
|---|---|---|
| abrasive blasting | acid sulphate soil generation | agricultural activities |
| airports, aerodromes or aerospace industry | animal burial | animal dips or spray race facilities |
| animal feedlots | animal saleyards | asbestos disposal |
| asphalt or bitumen works | battery manufacture, recycling or disposal | breweries |
| brickworks | bulk shipping facilities | cement works |
| ceramic works | charcoal manufacture | coal handling or storage |
| coke works | compost or mulch production or storage | concrete batching works |
| curing or drying works | defence works | desalination plants |
| dredge spoil disposal or storage | drum reconditioning or recycling works | dry cleaning |
| electrical or electronics component manufacture | electrical substations | electrical transformer or capacitor works |
| electricity generation or power plants | explosives or pyrotechnics facilities | fertiliser manufacture |
| fibreglass manufacture | fill or soil importation | fire extinguisher or retardant manufacture |
| fire stations | fire training areas | foundry |
| fuel burning facilities | furniture restoration | gasworks |
| glass works | glazing | hat manufacture or felt processing |
| incineration | iron or steel works | laboratories |
| landfill sites | lime burner | metal coating, finishing or spray painting |
| metal forging | metal processing, smelting, refining or metallurgical works | mineral processing, metallurgical laboratories or mining or extractive industries |
| mirror manufacture | motor vehicle manufacture | motor vehicle racing or testing venues |
| motor vehicle repair or maintenance | motor vehicle wrecking yards | mushroom farming |
| oil recycling works | oil refineries | paint manufacture |
| pest control works | plastics manufacture works | printing works |
| pulp or paper works | railway operations | rubber manufacture or processing |
| scrap metal recovery | service stations | ship breaking |
| spray painting | tannery, fellmongery or hide curing | textile operations |
| transport depots or loading sites | tyre manufacture or retreading | vermiculture |
| vessel construction, repair or maintenance | waste depots | wastewater treatment, storage or disposal |
| water discharge to underground aquifer | wetlands or detention basins | wineries or distilleries |
| wood preservation works | woolscouring or wool carbonising works | works depots (operated by councils or utilities) |

**2-Pollution and site contamination on the land-questions for vendor**

(1) Is the vendor aware of any of the following activities ever having taken place at the land:

(a) storage, handling or disposal of waste or fuel or other chemicals (other than in the ordinary course of domestic activities)?

(b) importation of soil or other fill from a site at which-

(i) an activity of a kind listed in paragraph (a) has taken place; or

(ii) a prescribed commercial or industrial activity (see item 1(2) above) has taken place?

NO

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

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

NO

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

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

NO

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

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

NO

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

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

NO

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

**Note-**

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

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

### 3-Licences and exemptions recorded by EPA in public register

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

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

NO

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

NO

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

NO

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

NO

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

NO

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

NO

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

NO

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

NO

**Note-**

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

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

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

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

The EPA will not provide details about exemptions relating to-

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

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

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

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

NO

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

NO

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

NO

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

NO

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

NO

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

NO

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

NO

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

NO

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

NO

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

NO

**Note-**

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

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

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

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

NO

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

NO

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

NO

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

NO

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

NO

**Note-**

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

## 6-Further information held by councils

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

(a) commercial or industrial activity at the land; or

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

YES

Refer to City of Burnside council search

**Note-**

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

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

It should be noted that-

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

## 7-Further information for purchasers

**Note-**

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

- details relating to environmental authorisations such as applications, applicants, locations of activities, conditions, suspension, cancellation or surrender of authorisations, disqualifications, testing requirements and test results;
- details relating to activities undertaken on the land under licences or other environmental authorisations no longer in force;
- written warnings relating to alleged contraventions of the *Environment Protection Act 1993*;
- details of prosecutions and other enforcement action;
- details of civil proceedings;
- other details prescribed under the *Environment Protection Act 1993* (see section 109(3)(1)).

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

If-

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

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

# Schedule-Division 3-Community lots and strata units ☑

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

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

**Governance**

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

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

**Use of your property**

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

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

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

**Are you buying a debt?**

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

**Expenses**

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

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

**Guarantee**

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

**Contracts**

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

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

**Buying off the plan**

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

### Buying off the plan

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

### Mixed use developments—voting rights

You may be buying into a group that is run by several different community corporations. This is common in mixed use developments, for example, where a group of apartments is combined with a hotel or a group of shops. If there is more than 1 corporation, then you should not expect that all lot owners in the group will have equal voting rights. The corporations may be structured so that, even though there are more apartments than shops in the group, the shop-owners can outvote the apartment owners on some matters. Make enquiries so that you understand how many corporations there are and what voting rights you will have.

### Further information

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

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

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

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

You can also seek advice from a legal practitioner.

# ANNEXURES

~~* There are no documents annexed hereto~~

* The following documents are annexed hereto -

Form R3 - Buyers Information Notice

Copy of Certificate(s) of Title to the Land

The particulars supplied by the Strata Corporation (insurance)

Copy of Strata Plan (SP132)

Copy of the Articles of the Strata Corporation

Property Interest Report

Local Government Authority prescribed inquiry

SA Water Certificate

Emergency Services Levy Certificate

Land Tax Certificate

Smoke Alarm Notice

# ACKNOWLEDGEMENT OF RECEIPT

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

**Dated** this _____ Day of _____ 20____

**Signature of purchaser(s)**

| | |
|---|---|
| Signature | Signature |
| _____ Date | _____ Date |
| Signature | Signature |
| _____ Date | _____ Date |

*(*Strike out whichever is not applicable)*

# Form R3

*Land and Business (Sale and Conveyancing) Act 1994* (section 13A)
*Land and Business (Sale and Conveyancing) Regulations 2025* (regulation 17)

## Buyers information notice

### Prescribed notice to be given to purchaser

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services (CBS) 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 e.g. sheds and fences?
- Does the property have any significant **defects** e.g. **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring, gas installation, plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

**Enjoyment**

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

**Value**

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

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

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

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LAND SERVICES SA

| | |
|---|---|
| Product | Register Search (CT 5042/401) |
| Date/Time | 18/08/2026 04:27PM |
| Customer Reference | |
| Order ID | 20260818010331 |

REAL PROPERTY ACT, 1886
South Australia

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

# Certificate of Title - Volume 5042 Folio 401

| | | | | | |
|---|---|---|---|---|---|
| Parent Title(s) | CT 3663/6 | | | | |
| Creating Dealing(s) | CONVERTED TITLE | | | | |
| Title Issued | 04/09/1991 | Edition | 5 | Edition Issued | 17/03/2015 |

## Estate Type

FEE SIMPLE (UNIT)

## Registered Proprietor

MIKELSUTHERLAND PTY. LTD.
OF 19 LASCELLES AVENUE BEAUMONT SA 5066

## Description of Land

UNIT 2 STRATA PLAN 132
IN THE AREA NAMED BEAUMONT
HUNDRED OF ADELAIDE

## Easements

NIL

## Schedule of Dealings

NIL

## Notations

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


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Level 13, 431 King William Street
Adelaide SA 5000

STRATA CORPORATION NO. 132 INC.
C/ MICHAEL SUTHERLAND UNIT 1/94 FISHER STREET
FULLARTON SA 5063

# Renewal Invitation

## CHU Residential Strata Insurance Plan

| | |
|---|---|
| **Policy Number** | 72127 |
| **Quote Version Number** | 1 |
| **Invitation Valid Until** | 14/02/2026 |
| **Policy Wording** | CHU RESIDENTIAL STRATA INSURANCE PLAN |
| **The Insured** | STRATA CORPORATION NO. 132 INC. |
| **Situation** | 94 DEVEREUX ROAD BEAUMONT SA 5066 |
| **Policy Period** | 14/02/2026 to 14/02/2027 at 4:00pm |

## Sections

### Section 1 – Insured Property

Building: $926,056 *(Please note, last year's sum insured has been indexed by **10%** .)*
Common Area Contents: $0
Loss of Rent & Temporary Accommodation (total payable): $138,908
Lot Owners' Fixtures and Improvements (per lot): $250,000

**Optional Extensions:**
Catastrophe Insurance Sum Insured: Not Selected
Machinery Breakdown: Not Selected
Lot Owners' Contents inclusion (per lot): Not Selected

### Section 2 – Liability to Others

Sum Insured: $10,000,000

### Section 3 – Voluntary Workers

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

### Section 4 – Fidelity Guarantee

Sum Insured: $250,000

### Section 5 – Office Bearers' Legal Liability

Sum Insured: $5,000,000

### Section 6 – Government Audit Costs and Legal Expenses

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

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

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**Flood Cover is included.**

## Excesses

**Section 1 – Insured Property**
Standard: $1,000

**Section 2 – Liability to Others**

Other excesses payable are shown in the Policy Wording.

## Premium

| | |
|---|---|
| Base Premium | $1,834.74 |
| Levies | $0.00 |
| GST | $198.47 |
| Stamp Duty | $222.01 |
| Admin Fee | $150.00 |
| **Total Payable** | **$2,405.22** |

Date of Issue 12/12/2025

Refer to **Important Information** for excess descriptions and confirmation of cover. Please refer to Product Disclosure Statement and Policy Wording QM562-0725.

We confirm our invitation to renew, subject to the following conditions and important information. If you would like to accept this invitation, please refer to your payment options on the Tax Invoice.

## Conditions of this Invitation

This renewal invitation is based on the following. If any of these are incorrect, please contact us as it may affect the renewal invitation and the terms and conditions on which we will provide insurance cover.

1. The proposed Insured (either alone or jointly with any other person or entity) has not had any previous insurance declined, renewal refused, cancelled or special terms or conditions applied to any application, renewal or Policy.
2. The renewal invitation has been based on the claims noted in the attached claims history. No claims or incidents have occurred to your knowledge or the knowledge of the insured that have not yet been notified to us.
3. No changes to the Description of Occupancies have occurred since your quotation request.

The Building Sum Insured (BSI) amount is based on the previous year's sum insured and may have an allowance added to help keep pace with inflation. Please be sure to review the BSI to ensure it meets your client's instructions and/or recent valuation.

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## Important Information

### Your duty when you renew your policy

This document sets out the information we hold about you, your property and your policy.

By law, you must take reasonable care not to make a misrepresentation. This means before renewal, you must review this information and tell us if anything is wrong or if there have been any changes. Some types of changes may impact our offer of renewal terms.

If we do not hear from you and you renew your policy, this means you agree that the information you have previously provided to us is correct and that nothing has changed.

If you do not tell us about anything that has changed, or if any of the information is misleading, incomplete, inaccurate or fraudulent we may reduce or not pay a claim, cancel your policy or treat it as if it never existed.

If anything is unclear, please contact us.

### Excesses – explanatory notes

Whenever an Excess and amount is shown in the Schedule or Policy Wording, You must pay or contribute the stated amount for each claim You make against the Insured Event.

Water Damage Excess

The following Excess will apply to Section 1 – Insured Property for loss or damage caused by:

a. Damage from bursting, leaking, discharging or overflowing of tanks, apparatus or pipes
b. Rainwater

The additional Excess payable will be shown on Your Policy Schedule.

Other excesses apply. These are listed on your Policy Schedule or described in the Policy Wording.

## CHU is committed to being a carbon neutral company

If you are still receiving this renewal invitation by post, we will no longer be including the Product Disclosure Statement (PDS) in the renewal pack. A copy of the PDS is available via our website www.chu.com.au. If you require any further assistance please call us on 1300 361 263.

STRATA CORPORATION NO. 132 INC.
C/ MICHAEL SUTHERLAND UNIT 1/94 FISHER STREET
FULLARTON SA 5063

## Tax Invoice - CHU Residential Strata Insurance

Date of Issue 12/12/2025

## Policy Number 72127-1

Thank you for choosing CHU.

STRATA CORPORATION NO. 132 INC.
94 DEVEREUX ROAD BEAUMONT SA 5066

**Premium Summary**

| | |
|---|---|
| Base Premium | $1,834.74 |
| Levies | $0.00 |
| GST | $198.47 |
| Stamp Duty | $222.01 |
| Admin Fee | $150.00 |
| **Total Payable** | **$2,405.22** |

**Due Date** 14/02/2026

Please check all documents and review the 'Important Information' in your schedule. If you need to make any changes, please contact us on the email address above.

---

DEFT PAYMENT SYSTEMS

## Payment Slip

Pay from your registered credit card or bank account at deft.com.au.
^Register at deft.com.au or by calling 1800 672 162. Registration is NOT required for one off credit card payments.

EFT / Direct Deposit
Macquarie Bank BSB **182-222**
Account No **3019 2696 0**
Payment Reference No **3725137**

BPAY
Biller Code **667154**
BPAY Reference **3019 2696 0372 5137 1**
Contact your financial institution to make a BPAY payment from your cheque or savings account.

Post Billpay
Post Office
Pay in person at any Australia Post Office, using Cheque or EFTPOS.

DEFT Reference Number
**3019 2696 0372 5137 1**
Pay by credit card at www.deft.com.au.
Payments by credit card may attract a surcharge.

*453 301926960 37251371

Premium Due
$2,405.22

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STRATA CORPORATION NO. 132 INC.
C/ MICHAEL SUTHERLAND UNIT 1/94 FISHER STREET
FULLARTON SA 5063

# Renewal Comparison to Last Year's Premium

# CHU Residential Strata Insurance Plan

**Policy Number** 72127
**Policy Period** 14/02/2026 to 14/02/2027 at 4:00pm

## About your premium comparison

This page provides a comparison of the total premium you paid on your policy last year with the premium we're offering you this year.

## Your renewal comparison

| | *Last year | This year |
|---|---|---|
| **Policy Number** | 72127 | 72127 |
| **Base Premium (including savings)** | $1,672.21 | $1,834.74 |
| **Levies** | $0.00 | $0.00 |
| **Goods and Services Tax** | $182.23 | $198.47 |
| **Stamp Duty** | $202.35 | $222.01 |
| **Admin Fee** | $150.00 | $150.00 |
| **Total Payable** | $2,206.79 | $2,405.22 |

Last year's premium represents the amount you were charged for your insurance policy at the commencement of the last policy term, including any variations and endorsements during the policy period. It does not include any intermediary fees.

*"Last year" refers to the duration of your previous period, whether it was originally full year or short term.

## Premiums and pricing

Premiums are regularly reviewed and take into account a number of risk factors such as location and construction, claims history, type of cover selected and indexation of sum insureds. We also factor in business expenses including operating and reinsurance costs.

## If you would like further information

Contact us in the first instance if you have questions about your policy.

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Level 13, 431 King William Street
Adelaide SA 5000

STRATA CORPORATION NO. 132 INC.
C/ MICHAEL SUTHERLAND UNIT 1/94 FISHER STREET
FULLARTON SA 5063

# Certificate of Currency

## CHU Residential Strata Insurance Plan

| | |
|---|---|
| **Policy No** | 72127 |
| **Policy Wording** | CHU RESIDENTIAL STRATA INSURANCE PLAN |
| **Period of Insurance** | 14/02/2026 to 14/02/2027 at 4:00pm |
| **The Insured** | STRATA CORPORATION NO. 132 INC. |
| **Situation** | 94 DEVEREUX ROAD BEAUMONT SA 5066 |

## Sections

### Section 1 – Insured Property

Building: $926,056
Common Area Contents: $0
Loss of Rent & Temporary Accommodation (total payable): $138,908
Lot Owners' Fixtures and Improvements (per lot): $250,000

**Optional Extensions:**
Catastrophe Insurance Sum Insured: Not Selected
Machinery Breakdown: Not Selected
Lot Owners' Contents inclusion (per lot): Not Selected

### Section 2 – Liability to Others

Sum Insured: $10,000,000

### Section 3 – Voluntary Workers

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

### Section 4 – Fidelity Guarantee

Sum Insured: $250,000

### Section 5 – Office Bearers' Legal Liability

Sum Insured: $5,000,000

### Section 6 – Government Audit Costs and Legal Expenses

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

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

**Flood Cover is included.**

Date Printed 16/12/2025

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-0725 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

# TOLMER COURT (STRATA PLAN Nº 132) INCORPORATED.

94 DEVEREUX ROAD BEAUMONT 5066.

STRATA PLAN

132

1ST OF 3 SHEETS

ACCEPTED AND DEPOSITED
CHIEF DRAFTSMAN
Pro Registrar General of Deeds
22/10/1969

HUNDRED OF ADELAIDE

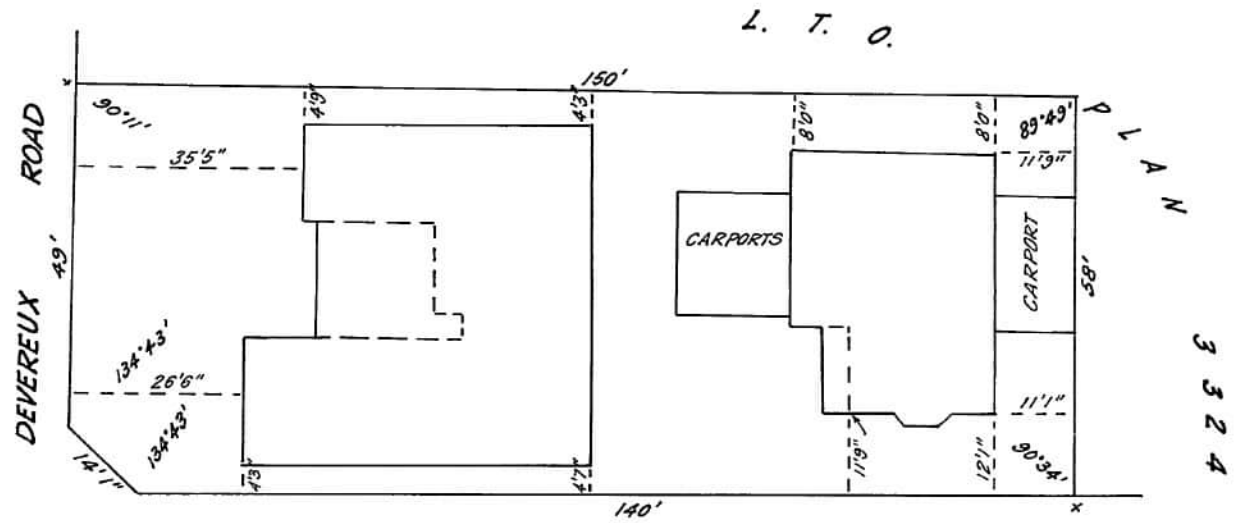
LOT 85 OF L.T.O. PLAN 3324

PT SEC. 296

IN THE AREA NAMED

**BEAUMONT**

REFERENCE VOL. 1911 FOL. 131




SITE PLAN

SCALE

20 0 20 40 FEET

I, LINDSAY HOWARD HEWETT, A LICENSED SURVEYOR WITHIN THE MEANING OF THE SURVEYORS' ACT 1935-1961, DO HEREBY CERTIFY THAT ALL THE UNITS AND UNIT SUBSIDIARIES AND ALL BUILDINGS AND OTHER STRUCTURES DEPICTED HEREON ARE WHOLLY COMPRISED WITHIN THE BOUNDARIES OF THE PARCEL DELINEATED ON THIS STRATA PLAN AND THAT THIS PLAN COMPLIES WITH THE REQUIREMENTS OF REGULATION 16 OF THE REAL PROPERTY ACT (STRATA TITLES) REGULATIONS 1968.

LICENSED SURVEYOR.

1. 8. 1969.

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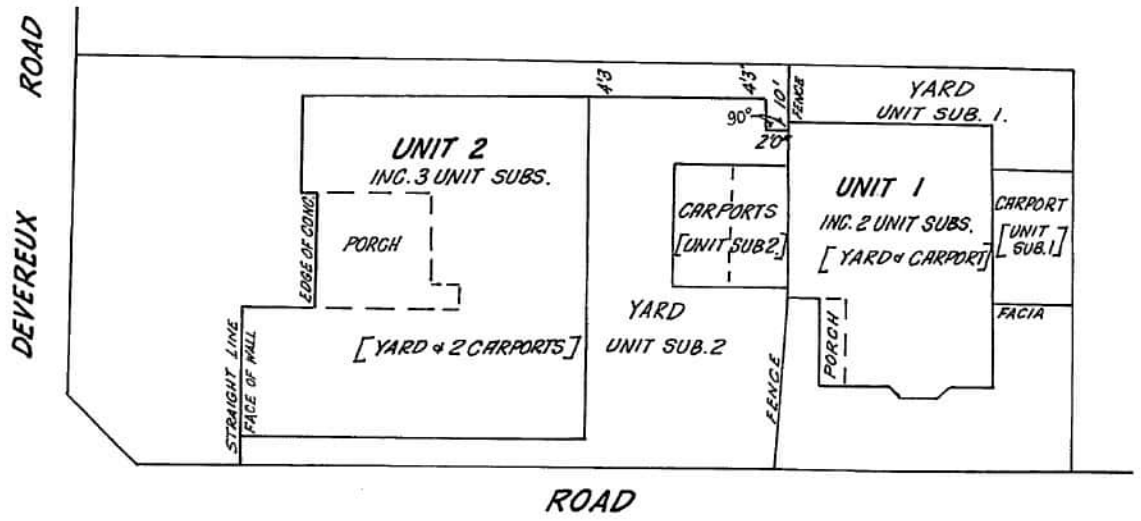
# STRATA PLAN
# 132
## 2ND. OF 3 SHEETS

ACCEPTED AND DEPOSITED
CHIEF DRAFTSMAN
Pro Registrar General of Deeds
22 1/6 1969




FLOOR PLAN

SCALE

20 0 20 40 FEET.

LEGEND :- THE LOWER AND UPPER BOUNDARIES OF THE UNIT SUBSIDIARIES SHOWN AS YARDS ARE 3'0" BELOW AND 10'0" ABOVE EXISTING GROUND LEVEL RESPECTIVELY, EXCEPT WHERE LIMITED BY THE HEIGHT OF EXISTING EAVES.

PORTION OF UNIT 2 SHOWN AS PORCH IS LIMITED IN HEIGHT TO THE UNDERSIDE OF CEILING

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THE TWENTY - FIFTH SCHEDULE

Section 223 mf.

Schedule to Deposited Strata Plan No.

| Unit Entitlement | | Office Use Only |
|---|---|---|
| | | Current C's of T. |
| Unit No. | Unit Entitlement | Vol. Fol. |
| 1 | 416 | |
| 2 | 584 | |
| Aggregate | 1,000 | |

The unit entitlement of each unit as set out herein is approved by me

Chief Government Valuer

Dated this 15th day of August, 1969.

STRATA PLAN 132 SHEET 3 OF 3 SHEETS

ACCEPTED AND DEPOSITED
CHIEF DRAFTSMAN
Pro Registrar General of Deeds
22 / 10 / 1969

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# SCHEDULE 3

*Articles of Strata Corporation*

1. (1) A unit holder must –

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

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

2. A person bound by these articles -
(a) must not obstruct the lawful use of the common property by any person: and
(b) must not use the common property in a manner that unreasonably interferes with the use and enjoyment of the common property by the other members of the strata community, their customers, clients or visitors; and
(c) must not use make, or allow his or her customers, clients or visitors to make, undue noise in or about any unit or the common property; and
(d) must not interfere, or allow his or her customers, clients or visitors to interfere, with others in the enjoyment of their rights in relation to units or common property.

3. A person bound by these articles must not use the unit, or permit the unit to be used, for any unlawful purpose.
4. Subject to the *Strata Titles Act 1988*, a person bound by these articles must not, without the corporation's consent, keep any animal in, or in the vicinity of, a unit.
5. A person bound by these articles -
(a) must not park a motor vehicle in a parking space allocated for others or on a part of the common property on which parking is not authorized by the strata corporation; and
(b) must take reasonable steps to ensure that his or her customers, clients or visitors do not park in parking spaces allocated for others or on parts of the common property on which parking is not authorized by the strata corporation.

6. A person bound by these articles must not, without the consent of the strata corporation -
(a) damage or interfere with any lawn, garden, tree, shrub, plant or flower on the common property or
(b) use any portion of the common property for his or her own purposes as a garden.

7. A person bound by these articles must not –
(a) bring objects or materials onto the site of a kind that are likely to cause justified offence to other members of the strata community; or
(b) allow refuse to accumulate so as to cause justified offence to others.

8. A person bound by these articles must not, without the consent of the strata corporation, display any sign, advertisement, placard, banner or any other conspicuous material of a similar nature –
(a) on part of his or her unit so as to be visible from outside the building; or
(b) on any part of the common property

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

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

11. A person bound by these articles –
(a) must maintain within the unit, or on a part of the common property set apart for the purpose by the strata corporation, a receptacle for garbage adequately covered;
(b) must comply with all council by-laws relating to the disposal of garbage.

12. A unit holder must immediately notify the strata corporation of –
(a) any change in the ownership of the unit, or any change in the address of an owner;
(b) any change in the occupancy of the unit.

# Property Interest Report

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

| | | | |
|---|---|---|---|
| **Title Reference** | CT 5042/401 | **Reference No.** | 2811095 |
| **Registered Proprietors** | MIKELSUTHERLAND PTY LTD | **Prepared** | 18/08/2026 16:27 |
| **Address of Property** | 94 DEVEREUX ROAD, BEAUMONT, SA 5066 | | |
| **Local Govt. Authority** | CITY OF BURNSIDE | | |
| **Local Govt. Address** | PO BOX 9 GLENSIDE SA 5065 | | |

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

**Table of Particulars**

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

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

| Prescribed encumbrance | | Particulars (Particulars in bold indicates further information will be provided) |
|---|---|---|
| **1.** | **General** | |
| 1.1 | Mortgage of land<br><br>*[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | Refer to the Certificate of Title |
| 1.2 | Easement<br>(whether over the land or annexed to the land)<br><br>Note--"Easement" includes rights of way and party wall rights<br><br>*[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | Refer to the Certificate of Title |
| 1.3 | Restrictive covenant<br><br>*[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence<br>(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.)<br><br>*[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | Refer to the Certificate of Title<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>*[**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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>Contact the vendor for these details |

## 6. Repealed Act conditions

| | | |
|---|---|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act, 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1967* (repealed)<br><br>*[**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<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |

## 7. *Emergency Services Funding Act 1998*

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

## 8. *Environment Protection Act 1993*

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

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

## 9. *Fences Act 1975*

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

## 10. *Fire and Emergency Services Act 2005*

| | | |
|---|---|---|
| 10.1 | section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire | Contact the Local Government Authority for other details that might apply<br>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<br>also<br>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<br>also<br>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<br>also<br>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<br>also<br>Contact the Local Government Authority for other details that might apply |

## 18. *Landscape South Australia Act 2019*

| | | |
|---|---|---|
| 18.1 | section 72 - Notice to pay levy in respect of costs of regional landscape board | The regional landscape board has no record of any notice affecting this title |
| 18.2 | section 78 - Notice to pay levy in respect of right to take water or taking of water | DEW has no record of any notice affecting this title |
| 18.3 | section 99 - Notice to prepare an action plan for compliance with general statutory duty | The regional landscape board has no record of any notice affecting this title |
| 18.4 | section 107 - Notice to rectify effects of unauthorised activity | The regional landscape board has no record of any notice affecting this title |
| 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. *Land Tax Act 1936*

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

## 20. *Local Government Act 1934* (repealed)

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

## 21. *Local Government Act 1999*

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

## 22. *Local Nuisance and Litter Control Act 2016*

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

## 23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

## 24. *Mining Act 1971*

| | | |
|---|---|---|
| 24.1 | Mineral tenement (other than an exploration licence) | Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title |
| 24.2 | section 9AA - Notice, agreement or order to waive exemption from authorised operations | Contact the vendor for these details |
| 24.3 | section 56T(1) - Consent to a change in authorised operations | Contact the vendor for these details |
| 24.4 | section 58(a) - Agreement authorising tenement holder to enter land | Contact the vendor for these details |
| 24.5 | section 58A - Notice of intention to commence authorised operations or apply for lease or licence | Contact the vendor for these details |
| 24.6 | section 61 - Agreement or order to pay compensation for authorised operations | Contact the vendor for these details |
| 24.7 | section 75(1) - Consent relating to extractive minerals | Contact the vendor for these details |
| 24.8 | section 82(1) - Deemed consent or agreement | Contact the vendor for these details |
| 24.9 | Proclamation with respect to a private mine | Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title |

## 25. *Native Vegetation Act 1991*

| | | |
|---|---|---|
| 25.1 | Part 4 Division 1 - Heritage agreement | DEW Native Vegetation has no record of any agreement affecting this title |

| | | |
|---|---|---|
| | | also<br><br>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<br><br>also<br><br>Refer to the Certificate of Title |
| 25.3 | section 25D - Management agreement | DEW Native Vegetation has no record of any agreement affecting this title<br><br>also<br><br>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<br>*[ **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.<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>Contact the Local Government Authority for other details that might apply to a place of local heritage value<br><br>also<br><br>For details of declared significant trees affecting this title, contact the Local Government Authority<br><br>also<br><br>**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<br>*[ **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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br>also<br>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<br>also<br>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<br>also<br>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<br>also<br>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<br>also<br>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<br>also<br>State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title |

## 30. *Plant Health Act 2009*

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

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

| | | |
|---|---|---|
| 31.1 | Part 3 - Notice | Public Health in DHW has no record of any notice or direction affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply |
| 31.2 | *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval | Public Health in DHW has no record of any condition affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply |
| 31.3 | *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with) | Public Health in DHW has no record of any order affecting this title<br>also<br>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<br><br>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<br><br>also<br><br>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.**<br>**If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**<br><br>also<br><br>The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title<br><br>also<br><br>Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.<br><br>also<br><br>Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.<br><br>also<br><br>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<br><br>also<br><br>Contact the vendor for these details<br><br>also<br><br>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<br>also<br>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<br>also<br>EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title<br>also<br>Contact the Local Government Authority for information relating to item 6 |
| **10.** | Particulars relating to *Livestock Act, 1997* | Animal Health in PIRSA has no record of any notice or order affecting this title |

## Additional Information

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

| | | |
|---|---|---|
| **1.** | Pipeline Authority of S.A. Easement | Epic Energy has no record of a Pipeline Authority Easement relating to this title |
| **2.** | State Planning Commission refusal | No recorded State Planning Commission refusal |
| **3.** | SA Power Networks | SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title |
| **4.** | South East Australia Gas Pty Ltd | SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property |
| **5.** | Central Irrigation Trust | Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title. |
| **6.** | ElectraNet Transmission Services | ElectraNet has no current record of a high voltage transmission line traversing this property |
| **7.** | Outback Communities Authority | Outback Communities Authority has no record affecting this title |
| **8.** | Dog Fence *(Dog Fence Act 1946)* | This title is not subject to Dog Fence rates or the Dog Fence outside levy. Accordingly, the Dog Fence Board holds no current rate or levy-related interest in the property. |
| **9.** | Pastoral Board *(Pastoral Land Management and Conservation Act 1989)* | The Pastoral Board has no current interest in this title |
| **10.** | Heritage Branch DEW *(Heritage Places Act 1993)* | Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title |
| **11.** | Health Protection Programs – Department for Health and Wellbeing | Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title. |

# Notices

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

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

Building restrictions

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

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

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

Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

***Landscape South Australia 2019***

Water Resources Management - Taking of underground water

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

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

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

LAND SERVICES SA

| | |
|---|---|
| Product | Check Search |
| Date/Time | 18/08/2026 04:27PM |
| Customer Reference | |
| Order ID | 20260818010331 |

# Certificate of Title

| | |
|---|---|
| Title Reference: | CT 5042/401 |
| Status: | CURRENT |
| Edition: | 5 |

## Dealings

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

## Priority Notices

NIL

## Registrar-General's Notes

No Registrar-General's Notes exist for this title



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LAND SERVICES SA

| | |
|---|---|
| Product | Title and Valuation Package |
| Date/Time | 18/08/2026 04:27PM |
| Customer Reference | |
| Order ID | 20260818010331 |

# Certificate of Title

| | |
|---|---|
| Title Reference | CT 5042/401 |
| Status | CURRENT |
| Easement | NO |
| Owner Number | 70975903 |
| Address for Notices | OUWENS CASSERLY PROPERTY MANAGEMENT 89 BELAIR ROAD KINGSWOOD SA 5062, AUS |
| Area | NOT AVAILABLE |

## Estate Type

Fee Simple (Unit)

## Registered Proprietor

MIKELSUTHERLAND PTY. LTD.
OF 19 LASCELLES AVENUE BEAUMONT SA 5066

## Description of Land

UNIT 2 STRATA PLAN 132
IN THE AREA NAMED BEAUMONT
HUNDRED OF ADELAIDE

## Last Sale Details

| | |
|---|---|
| Dealing Reference | TRANSFER (T) 12286640 |
| Dealing Date | 27/02/2015 |
| Sale Price | $700,000 |
| Sale Type | TRANSFER FOR FULL MONETARY CONSIDERATION |

## Constraints

Encumbrances

NIL

Stoppers

NIL

## Valuation Numbers

| Valuation Number | Status | Property Location Address |
|---|---|---|
| 1845958004 | CURRENT | 94 DEVEREUX ROAD, BEAUMONT, SA 5066 |

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan


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NIL

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

| | |
|---|---|
| Valuation Number | 1845958004 |
| Type | Site & Capital Value |
| Date of Valuation | 01/01/2026 |
| Status | CURRENT |
| Operative From | 01/07/1970 |
| Property Location | 94 DEVEREUX ROAD, BEAUMONT, SA 5066 |
| Local Government | BURNSIDE |
| Owner Names | MIKELSUTHERLAND PTY. LTD. |
| Owner Number | 70975903 |
| Address for Notices | OUWENS CASSERLY PROPERTY MANAGEMENT 89 BELAIR ROAD KINGSWOOD SA 5062, AUS |
| Zone / Subzone | SN - Suburban Neighbourhood |
| Water Available | Yes |
| Sewer Available | Yes |
| Land Use | 1310 - Ground Floor Home Unit Only |
| Description | 7H CPT |
| Local Government Description | Residential |

## Parcels

| Plan/Parcel | Title Reference(s) |
|---|---|
| S132 UNIT 2 | CT 5042/401 |

## Values

| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|---|---|---|---|---|---|
| Current | $960,000 | $1,075,000 | | | |
| Previous | $870,000 | $1,000,000 | | | |

## Building Details

| | |
|---|---|
| Valuation Number | 1845958004 |


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| | |
|---|---|
| Building Style | Conventional |
| Year Built | 1948 |
| Building Condition | Basic |
| Wall Construction | Rendered |
| Roof Construction | Tiled (Terra Cotta or Cement) |
| Equivalent Main Area | 203 sqm |
| Number of Main Rooms | 7 |

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



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City of Burnside

## LOCAL GOVERNMENT SEARCH

**Cert1209\26**

18/08/2026

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

Billing number: 554346 Valuer General No: 1845958004

Owner: Mikelsutherland Pty Ltd
Property Address: 94 Devereux Road BEAUMONT SA 5066

Legal Description: UNIT 2 Sec 296 SP 132 Vol 5042 Fol 401

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

| | |
|---|---|
| Rates and Arrears - prior 30/06/2026 | 0.00 |
| Legal Fees | 0.00 |
| Rates for current financial year, which fall due on 01/07/2026 and payable as four instalments on or before 01/09/2026, 01/12/2026, 01/03/2027, 01/06/2027 | 1,814.65 |
| Fines and interest for current financial year (2% fine for each late instalment, and .75% interest rate per month on all other outstanding amounts). Fines and interest are incurred on day 1 of each month | 0.00 |
| Less Rate Capping Rebate | 0.00 |
| Less amount paid for current financial year | 0.00 |
| Balance of rates and other monies due and payable | $1,814.65 |

Instalment/s Due:

| | |
|---|---|
| Due 01/09/2026 | $453.55 |
| Due 01/12/2026 | $453.70 |
| Due 01/03/2027 | $453.70 |
| Due 01/06/2027 | $453.70 |

**ON BEHALF OF THE CITY OF BURNSIDE**

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

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Street Numbering

Please note Council's official street number for this property is **94 Devereux Road BEAUMONT SA 5066.***

Regulated and Significant Trees

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

Waste Collection Service

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

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

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

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

Refer to the Kerbside Waste Management Policy for further details.

Payment of Rates at Settlement

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

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

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

To pay these rates via PEXA

Bpay Biller Code: 8722

Reference Number: 554346

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

City of Burnside

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

# Land and Business (Sale and Conveyancing) Act

## Property Interest Report

| | | | |
|---|---|---|---|
| **Request No.:** | Cert1209\26 | **Date of Issue:** | 19/08/2026 |
| **Applicant:** | Bertram Form 1 Shop Pty Ltd<br>GPO Box 448<br>ADELAIDE SA 5001 | **CT No.:** | UNIT 2 Sec 296 SP 132 Vol 5042 Fol 401 |
| **Property:** | 94 Devereux Road BEAUMONT SA 5066 | | |

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

| PRESCRIBED ENCUMBRANCES AND PARTICULARS REQUIRED | |
|---|---|
| **Part 3 – Development Plan, Development Act 1993** | |
| • Title or other brief description of zone or policy area in which the land is situated (per the Development Plan): | N/A |
| • Is the land situated in a designated state heritage area? | N/A |
| • Is the land designated as a place of local heritage value? | N/A |
| • Is there a Development Plan Amendment released for public consultation by the Council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? | No |
| • If Yes, state the name of the Council: | N/A |
| • Is there a Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? | No |
| ***Section 42*** *– condition (that continues to apply) of a development authorisation (refer attached for details if applicable):* | No |
| **Part 5 - PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016** | |
| • Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code) | Z5707 (SN) Suburban Neighborhood<br><br>Refer to PlanSA Section 7 Report for further information. |
| • Is the land situated in a designated state heritage area? | No |
| • Is the land designated as a place of local heritage value? | Refer to PlanSA Section 7 Report for further information. |
| • Is there a tree declared to be a significant tree or a stand of trees declared to be significant on the land? | Refer to PlanSA Section 7 Report for further information. |
| • Is there a Planning and Design Code amendment released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? | Yes |

| REPEALED ACT CONDITIONS | |
|---|---|
| Condition (that continues to apply) of an approval or authorisation granted under the following Acts (refer attached for details if applicable):<br>○ Building Act 1971<br>○ City of Adelaide Development Control Act 1976<br>○ Planning and Development Act 1966<br>○ Planning Act 1982 | No |
| **DEVELOPMENT ACT 1993** | |
| Section 50(1) – requirement to vest land in a Council or the Crown to be held as open space | No |
| Section 50(2) – agreement to vest land in a Council or the Crown to be held as open space | No |
| Section 55 – order to remove work or perform work | No |
| Section 56 – notice to complete development | No |
| Section 57 – land management agreement | No |
| Section 48 or 58 – for the destruction or control of animal or plants | No |
| Section 69 – emergency order | No |
| Section 71 – fire safety notice | No |
| Section 84 – enforcement notice | No |
| Section 85(6), 85(10) or 106 – enforcement order | No |
| Part 11 Division 11 – proceedings | No |
| **FIRE AND EMERGENCY SERVICES ACT 2005** | |
| Section 105F – fire prevention or notice to prevent fires on private land | No |
| **HEALTH – FOOD ACT 2001** | |
| Section 44 – improvement notice | No |
| Section 46 – prohibition order | No |
| **LOCAL NUISANCE AND LITTER CONTROL ACT 2016** | |
| Section 30 – Nuisance or Litter abatement notice | No |
| **SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011** | |
| Section 92 Notice | No |
| **LAND ACQUISITION ACT 1969** | |
| Section 10 – Notices of intention to acquire | No |
| **HOUSING IMPROVEMENT ACT 1940** | |
| Section 23 – declaration that house is undesirable or unfit for human habitation | No |
| **LOCAL GOVERNMENT ACT 1934** | |
| Notice, order, declaration, charge, claim or demand given/made under the Act | No |
| **LOCAL GOVERNMENT ACT 1999** | |
| Notice, order, declaration, charge, claim or demand given/made under the Act | No |
| **PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016** | |
| Section 141 – order to remove work or perform work | No |
| Section 142 – notice to complete development | No |
| Section 155 – emergency order | No |
| Section 157 – fire safety notice | No |
| Section 198(1) – requirement to vest land in a Council or the Crown to be held as open space | No |
| Section 198(2) – agreement to vest land in a Council or the Crown to be held as open space | No |
| Part 16 Division 1 – proceedings | No |
| Section 213, 214(6), 214(10), 222 – enforcement notice | No |

| PUBLIC AND ENVIRONMENTAL HEALTH ACT 1987 | |
|---|---|
| Notice or declaration of insanitary conditions | No |

| BUILDING INDEMNITY INSURANCE | | | | |
|---|---|---|---|---|
| ***Approval No.*** | ***Insurer*** | ***Policy Issued*** | ***Contract Date*** | ***Builder*** |
| *Nil* | | | | |

| ENVIRONMENT PROTECTION | |
|---|---|
| • Does the council hold details of any development approvals relating to<br>*(a) commercial or industrial activity at the land; or*<br>*(b) change in the use of the land or part of the land (per the Development Act 1993)?* | <br>Yes<br>Yes |

## Notes

**Swimming Pools (if applicable)**

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

**APPROVAL NOTICES WITHOUT ON-GOING CONDITIONS**
180\1157\05

Authorised Officer
City of Burnside

*Note:*

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

OFFICIAL

# Data Extract for Section 7 search purposes

## Valuation ID 1845958004

**Data Extract Date:** 19/08/2026

### 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:** S132 UN2

**Certificate Title:** CT5042/401

**Property Address:** 94 DEVEREUX RD BEAUMONT SA 5066

### Zones

Suburban Neighbourhood (SN)

### Subzones

No

## Zoning overlays

### Overlays

**Airport Building Heights (Regulated) (All structures over 30 metres)**

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

**Prescribed Wells Area**

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

**Regulated and Significant Tree**

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

**Stormwater Management**

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

**Signif Retirement Facility Supported Accom Sites**

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

**Urban Tree Canopy**

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

## Is the land situated in a State Heritage Place/Area

No

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

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

## Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

## Associated Development Authorisation Information

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

No

## Land Management Agreement (LMA)

No

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City of Burnside

# Decision Notification Form

| | |
|---|---|
| Development Application: | 180\1157\05 |
| Applicant: | The Retro Pad |
| Nature of Development: | Partial change in land use - from residential to bed and breakfast accommodation (12 month trial period to expire 31 Janurary 2008) |
| Location | 94 Devereux Road BEAUMONT SA 5066 |

| | | | |
|---|---|---|---|
| Application Received: | 02/11/2005 | DAC Reference: | |
| Application Lodged: | 16/11/2005 | ERD Court Reference: | |

SCANNED
12 JAN 2007
City of Burnside

In respect of this proposed development you are informed that:

| NATURE OF CONSENT | Consent Status | Date of Decision | No. of Conditions |
|---|---|---|---|
| Provisional Development Plan Consent | Granted | 09/01/2007 | 3 |
| Land Division Consent | - | - | - |
| Land Division Community Title Consent | - | - | - |
| Provisional Building Rules Consent | - | - | - |
| Public Space | - | - | - |
| Other | - | - | - |
| DEVELOPMENT APPROVAL | Granted | 09/01/2007 | 3 |

**Building Classification Granted:** N/A

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

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

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

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

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

Signed: .....

Dated: 9.1.07

☑ **Council Chief Executive Officer or Delegate**

☑ **ERD Court**

☑ **Sheets Attached**

cc Owner, ERD Court, Representors



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City of Burnside

**DEVELOPMENT APPLICATION NO. 180\1157\05**

**Provisional Development Plan Consent Conditions**

1 The development granted Development Approval for Development Application 180\1157\05 shall be undertaken in accordance with the plans received by Council on 2 November 2005 to the satisfaction of Council except where varied by conditions below (if any).

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

2 The use of the land for the purpose as a "dwelling and Bed and Breakfast" shall revert to the pre-existing lawful use on or before "31 January 2008"

**Reason:**
To allow for the temporary use of the land pending development in accordance with the Burnside (City) Development Plan.

3 Noise from the premises when assessed at the nearest noise sensitive location shall be less than 8dB(A) above the level of background noise in any octave band of the sound spectrum.

**Reason:**
To ensure that the development does not unduly diminish the enjoyment of other land in the locality. To ensure that the development does not unduly impair or impinge upon the enjoyment of residents or users of adjoining properties.



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City of Burnside

**DEVELOPMENT APPLICATION NO. 180\1157\05**

**Advisory Notes**

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

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

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

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

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

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

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

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



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**DEVELOPMENT APPLICATION NO. 180\1157\05**

**Advisory Notes** (continued)

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

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

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

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

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

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

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

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



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City of Burnside

**DEVELOPMENT APPLICATION NO. 180\1157\05**

**Advisory Notes** (continued)

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

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

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

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

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

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

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

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

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

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



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City of Burnside

**DEVELOPMENT APPLICATION NO. 180\1157\05**

**Advisory Notes** (continued)

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

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

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

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

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

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



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SA Water

| Account Number | L.T.O Reference | Date of issue | Agent No. | Receipt No. |
|---|---|---|---|---|
| **18 45958 00 4** | CT5042401 | 19/8/2026 | 7836 | 2811095 |

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

Section 7/Elec

# Certificate of Water and Sewer Charges & Encumbrance Information

**Property details:**

**Customer:** ML SUTHERLAND
**Location:** 94 DEVEREUX RD BEAUMONT UNIT2 S132
**Description:** 7H CPT **Capital Value:** $1 075 000
**Rating:** Residential

**Periodic charges**

Raised in current years to 30/9/2026

| | | | | $ |
|---|---|---|---|---|
| | | Arrears as at: 30/6/2026 | : | 0.00 |
| Water main available: | 1/7/1970 | Water rates | : | 88.00 |
| Sewer main available: | 1/7/1970 | Sewer rates | : | 159.37 |
| | | Water use | : | 160.64 |
| | | 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** | : | 408.01 |

Degree of concession: 00.00%
Recovery action taken: OVERDUE

**Next quarterly charges:** Water supply: 88.00 Sewer: 159.37 Bill: 14/10/2026

This Account is billed four times yearly for water use charges.

The last Water Use Year ended on 20/03/2026.

Please note: If you have also ordered a Special Meter Reading for this property and it comes back as estimated, please ensure you provide a photo of the meter including serial number to have the certificate reissued.

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

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

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

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SA Water

# South Australian Water Corporation

**Name:**
ML SUTHERLAND

**Water & Sewer Account**
Acct. No.: **18 45958 00 4**

**Amount:** _____

**Address:**
94 DEVEREUX RD BEAUMONT UNIT2
S132

---

## Payment Options

**EFT**

**EFT Payment**

| | |
|---|---|
| Bank account name: | SA Water Collection Account |
| BSB number: | 065000 |
| Bank account number: | 10622859 |
| Payment reference: | 1845958004 |

BPAY

**Biller code: 8888**
**Ref: 1845958004**

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: 1845958004

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
ABN 19 040 349 865
Emergency Services Funding Act 1998

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2811095

DATE OF ISSUE
19/08/2026

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

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

| OWNERSHIP NUMBER | OWNERSHIP NAME |
|---|---|
| 70975903 | MIKELSUTHERLAND PTY LTD |

PROPERTY DESCRIPTION
94 DEVEREUX RD / BEAUMONT SA 5066 / UNIT 2

| ASSESSMENT NUMBER | TITLE REF. (A "+" indicates multiple titles) | CAPITAL VALUE | AREA / FACTOR | LAND USE / FACTOR |
|---|---|---|---|---|
| | | | R4 | RE |
| 1845958004 | CT 5042/401 | $1,075,000.00 | 1.000 | 0.400 |

LEVY DETAILS:

FINANCIAL YEAR 2026-2027

| | | |
|---|---|---|
| FIXED CHARGE | $ | 50.00 |
| + VARIABLE CHARGE | $ | 340.55 |
| - REMISSION | $ | 201.25 |
| - CONCESSION | $ | 0.00 |
| + ARREARS / - PAYMENTS | $ | 0.00 |
| = AMOUNT PAYABLE | $ | 189.30 |

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

EXPIRY DATE 17/11/2026

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA

## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
70975903

OWNERSHIP NAME
MIKELSUTHERLAND PTY LTD

ASSESSMENT NUMBER
1845958004

AMOUNT PAYABLE
$189.30

AGENT NUMBER
100019503

AGENT NAME
BERTRAM FORM 1 SHOP PTY LTD

EXPIRY DATE
17/11/2026

+70227409190022> +001571+ <0550684106> <0000018930> +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

| | | |
|---|---|---|
| BPAY<br>Biller Code: 456285<br>Ref: 7022740919<br><br>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.<br>More info: www.bpay.com.au<br>® Registered to BPAY Pty Ltd<br>ABN 69 079 137 518 | <br><br>To pay via the internet go to:<br>www.revenuesaonline.sa.gov.au | <br><br>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to:<br>Please refer below.<br>Revenue SA<br>Locked Bag 555<br>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.

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: 2811095

DATE OF ISSUE
19/08/2026

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

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

OWNERSHIP NAME
MIKELSUTHERLAND PTY LTD

FINANCIAL YEAR
2026-2027

PROPERTY DESCRIPTION
94 DEVEREUX RD / BEAUMONT SA 5066 / UNIT 2

| ASSESSMENT NUMBER | TITLE REF. (A "+" indicates multiple titles) | TAXABLE SITE VALUE | AREA |
|---|---|---|---|
| 1845958004 | CT 5042/401 | $960,000.00 | 0.0000 HA |

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

| | | | | | |
|---|---|---|---|---|---|
| CURRENT TAX | $ | 120.00 | SINGLE HOLDING | $ | 120.00 |
| - DEDUCTIONS | $ | 0.00 | | | |
| + ARREARS | $ | 116.25 | | | |
| - PAYMENTS | $ | 0.00 | | | |
| = AMOUNT PAYABLE | $ | 236.25 | | | |

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 17/11/2026

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
Land Tax Act 1936

## CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
70975903

OWNERSHIP NAME
MIKELSUTHERLAND PTY LTD

ASSESSMENT NUMBER
1845958004

AMOUNT PAYABLE
$236.25

AGENT NUMBER
100019503

AGENT NAME
BERTRAM FORM 1 SHOP PTY LTD

PAYABLE ON OR BEFORE
17/11/2026

+70227408280012> +000927+ <0550684106> <0000023625> +444+

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

| | | |
|---|---|---|
| BPAY Biller Code: 456293<br>Ref: 7022740828<br><br>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.<br>More info: www.bpay.com.au<br>® Registered to BPAY Pty Ltd<br>ABN 69 079 137 518 | To pay via the internet go to:<br>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:<br>Please refer below.<br>Revenue SA<br>Locked Bag 555<br>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.

Greatforms Signing Session ID: 84ed737c-da24-4f54-9992-76876b58289d, Executed: 28-Aug-2026 07:37 (ACST), Page 82 of 82

# IMPORTANT NOTICE

## SMOKE ALARM LEGISLATION

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

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

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

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

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

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

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