Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

Form 1 - Vendor's statement

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

Contents

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Part C - Statement with respect to required particulars

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Schedule

Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

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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:
PETER JOHN BAVISTOCK AND CAROLYN JOY BAVISTOCK

Address:
Street 1: 3A PENONG STREET

Suburb: HYDE PARK State: SA Postcode: 5061

4. Vendor's registered agent: ☑
KLEMICH REAL ESTATE PTY. LTD. ACN: 101 825 147

Address:
Street 1: UNIT 1 / 245 FULLARTON ROAD

Suburb: EASTWOOD State: SA Postcode: 5063

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

6. Description of the land: (*Identify the land including any certificate of title reference)*
UNIT 8 STRATA PLAN 869 IN THE AREA NAMED HAWTHORN HUNDRED OF ADELAIDE

Street 1: UNIT 8 / 24 CLIFTON STREET

Suburb: HAWTHORN State: SA Postcode: 5062

being the *whole / ~~portion~~ of the land comprised in Certificate of Title
VOLUME 5049 FOLIO 801
SEE CERTIFICATE OF TITLE - ANNEXURE B
SEE STRATA PLAN NO. 869 - ANNEXURE C

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:

3A PENONG STREET HYDE PARK SA 5061

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

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

SOLD@KLEMICH.COM.AU

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

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

UNIT 1, 245 FULLARTON ROAD, EASTWOOD SA 5063

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

Note:

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

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

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

5. Effect of service

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

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

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

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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, PETER JOHN BAVISTOCK AND CAROLYN JOY BAVISTOCK

of 3A PENONG STREET HYDE PARK SA 5061

being the *vendor(s) / ~~person authorised to act on behalf of the vendor(s)~~ in relation to the transaction state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994*.

Date: 11/4/2026

Signed: Signed by: [signature] 027998B2790F47A...

Date:

Signed:

Date: 11/3/2026

Signed: Signed by: Peter John Bavistock 779BEB99D4F7492...

Date:

Signed:

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

(section 9)

To the purchaser:

I, TAYAH FOGARTY OF SNT FORM 1 PTY. LTD.

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

Exceptions: NIL

Date: 4.11.2026

Signed: [signature]

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

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

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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? YES

Are there attachments? YES

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

SEE CERTIFICATE OF TITLE - ANNEXURE B

Number of mortgage: (if registered)

14538437

Name of mortgagee:

NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

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)
SEE PROPERTY INTEREST REPORT ANNEXURE F

Description of land subject to easement:
THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE VOLUME 5049 FOLIO 801

Nature of easement:
ELECTRICITY INFRASTRUCTURE - BUILDING RESTRICTIONS & 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:

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? NO

Are there attachments? YES

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

SEE COUNCIL SEARCH - ANNEXURE G

Nature of condition(s):

SEE COUNCIL SEARCH - ANNEXURE G

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)

SEE ESL CERTIFICATE - ANNEXURE F

Date of notice:

30/10/2026

Amount of levy payable:

$62.35

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21. *Local Government Act 1999*

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

Is this item applicable? ☑

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

Are there attachments? YES

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

SEE COUNCIL SEARCH - ANNEXURE G

Date of notice, order etc:

29/10/2026

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

CITY OF MITCHAM

Land subject thereto:

8/22-24 CLIFTON STREET HAWTHORN SA 5062

Nature of requirements contained in notice, order etc:

TO PAY COUNCIL RATES

Time for carrying out requirements:

UNKNOWN

Amount payable (if any):

$1,179.00

22. *Local Nuisance and Litter Control Act 2016*

22.1 section 30 - Nuisance or litter abatement notice

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of notice:

Notice issued by:

Nature of requirements contained in notice:

Time for carrying out requirements:

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23. *Metropolitan Adelaide Road Widening Plan Act 1972*

23.1 section 6 - Restriction on building work

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Does the restriction apply to all of the land?

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

29. *Planning, Development and Infrastructure Act 2016*

29.1 Part 5 - Planning and Design Code

*(**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)

SEE PROPERTY INTEREST REPORT - ANNEXURE F
SEE COUNCIL SEARCH - ANNEXURE G

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

ZONES: ESTABLISHED NEIGHBOURHOOD (EN)
SUBZONES: NO
ZONING OVERLAYS: SEE COUNCIL SEARCH - ANNEXURE G

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:

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:

29.5 section 141 - Order to remove or perform work

~~*Is this item applicable?*~~ ☐

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

Are there attachments?

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

Date of order:

Terms of order:

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

Amount payable: (if any)

29.6 section 142 - Notice to complete development

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of notice:

Requirements of notice:

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

Amount payable: (if any)

29.7 section 155 - Emergency order

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable: (if any)

29.8 section 157 - Fire safety notice

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable: (if any)

29.9 section 192 or 193 - Land management agreement

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of agreement:

Names of parties:

Terms of agreement:

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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)

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

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable: (if any)

29.12 Part 16 Division 1 - Proceedings ~~*Is this item applicable?*~~ ☐

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

Are there attachments?

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

Date of commencement of proceedings:

Date of determination or order: (if any)

Terms of determination or order: (if any)

29.13 section 213 - Enforcement notice ~~*Is this item applicable?*~~ ☐

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

Are there attachments?

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

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable: (if any)

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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 869 INC.

Address of strata corporation: C/- J E WHITES OF 55 WOODVILLE ROAD WOODVILLE SA 5011

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)

SEE STRATA SECTION 41 STATEMENT - ANNEXURE D

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

SEE STRATA SECTION 41 STATEMENT - ANNEXURE D

(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:

SEE STRATA SECTION 41 STATEMENT - ANNEXURE D

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

124/1000THS

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

4 Documents supplied by the strata corporation that are enclosed:

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

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

YES

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

YES

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

YES

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

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

N/A

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: DEBBIE MCDONALD ON BEHALF OF JESSICA LARSEN

Address: C/- J E WHITES OF 55 WOODVILLE ROAD WOODVILLE SA 5011

Note-

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

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

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

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

Schedule-Division 3-Community lots and strata units ☑

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

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

Governance

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

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

Use of your property

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

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

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

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

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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.

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ANNEXURES

~~* There are no documents annexed hereto~~

* The following documents are annexed hereto -

Copy of Form R3

Copy of Certificate of Title

Copy of Strata Plan No. 869

Copy of Strata Section 41 Statement

Copy of Articles of the Strata Corporation

Copy of Property Interest Report, ESL, Land Tax, SA Water Certificates

Copy of Council Search

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)*

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ANNEXURE A

FORM R3

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

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?

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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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ANNEXURE B

CERTIFICATE OF TITLE

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

LAND SERVICES SA

Product	Register Search (CT 5049/801)
Date/Time	29/10/2026 12:12PM
Customer Reference	OR-1FL33SGNQ2P13B
Order ID	20261029004317

REAL PROPERTY ACT, 1886
South Australia

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

REGISTRAR-GENERAL SOUTH AUSTRALIA

Certificate of Title - Volume 5049 Folio 801

Parent Title(s)	CT 3893/165				
Creating Dealing(s)	CONVERTED TITLE				
Title Issued	24/10/1991	**Edition**	5	**Edition Issued**	05/06/2025
Diagram Reference					

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

PETER JOHN BAVISTOCK
CAROLYN JOY BAVISTOCK
OF 3A PENONG STREET HYDE PARK SA 5061
AS JOINT TENANTS

Description of Land

UNIT 8 STRATA PLAN 869
IN THE AREA NAMED HAWTHORN
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
14538437	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Notations

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

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

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ANNEXURE C

STRATA PLAN NO. 869

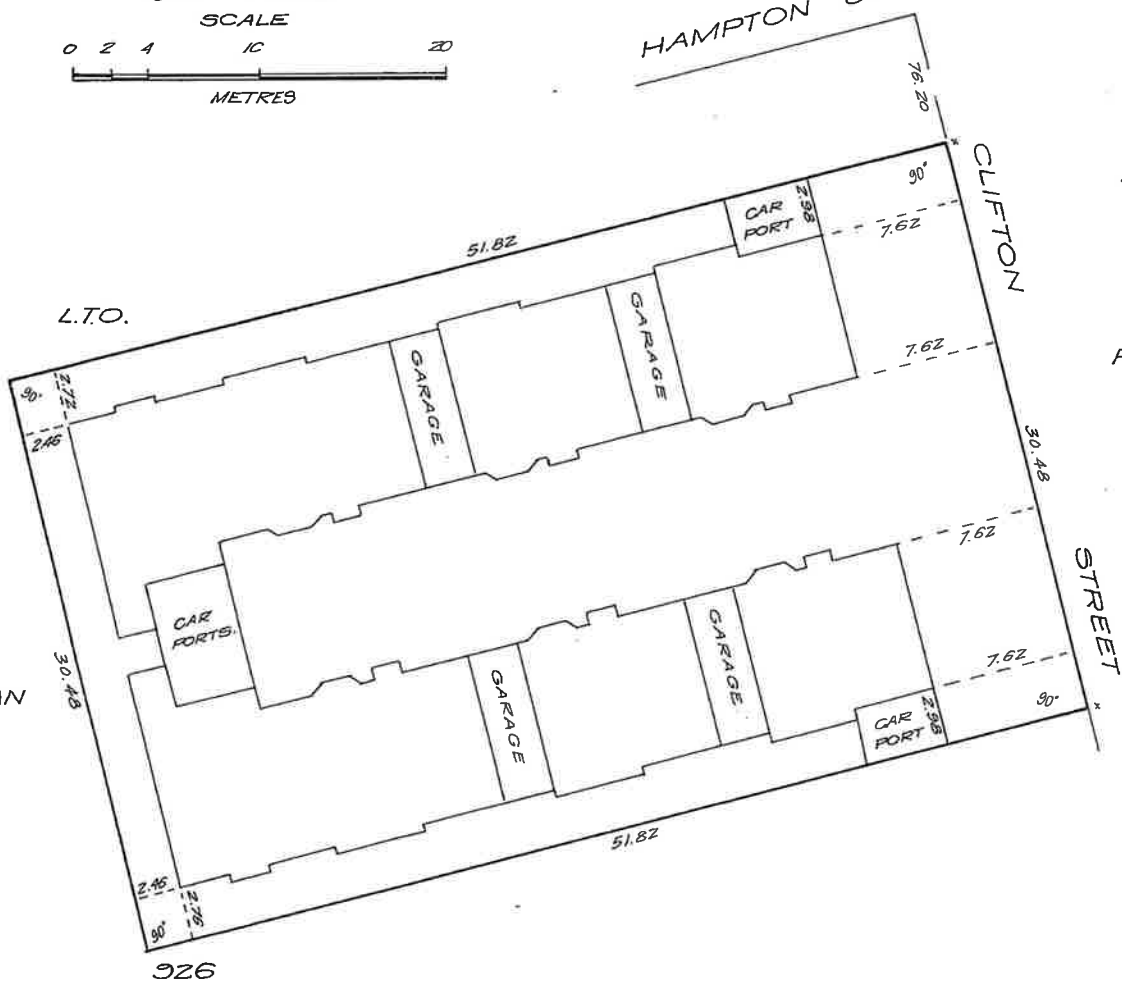
STRATA PLAN 869

1ST OF 3 SHEETS

E & A Lucas Titles

1·12·72

SITE PLAN
SCALE
0 2 4 10 20
METRES



HUNDRED OF ADELAIDE
PT LOTS. 103, 104, LTO. PLAN 926
SEC. 235
in the area named
HAWTHORN

Reference :- Vol. 3850 Fol. 3
Vol. 2814 Fol. 147.

I LINDSAY HOWARD HEWETT
A LICENSED SURVEYOR WITHIN THE MEANING OF THE SURVEYORS ACT 1935-1951, DO HEREBY CERTIFY:
1. THAT ALL THE UNITS AND UNIT SUBSIDIARIES AND ALL BUILDINGS AND OTHER STRUCTURES DELINEATED HEREON ARE WHOLLY COMPRISED WITHIN THE BOUNDARIES OF THE PARCEL DELINEATED ON THIS STRATA PLAN;
2. THAT THIS STRATA PLAN REPRESENTS AN ACCURATE DELINEATION OF THE UNITS AND UNIT SUBSIDIARIES (IF ANY) AS CONSTRUCTED OR LAID OUT ON THE PARCEL;
3. THAT THIS STRATA PLAN COMPLIES WITH THE REQUIREMENTS OF REGULATION 19 OF THE REAL PROPERTY ACT (STRATA TITLES) REGULATIONS, 1969.

DATED THIS 24 DAY OF OCTOBER 1972.

LICENSED SURVEYOR

L. H. HEWETT
LICENSED SURVEYOR
172 PULTENEY ST., ADELAIDE 5000
PH. 23 6099

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

STRATA PLAN 869

2ND OF 3 SHEETS

E & R Hewett

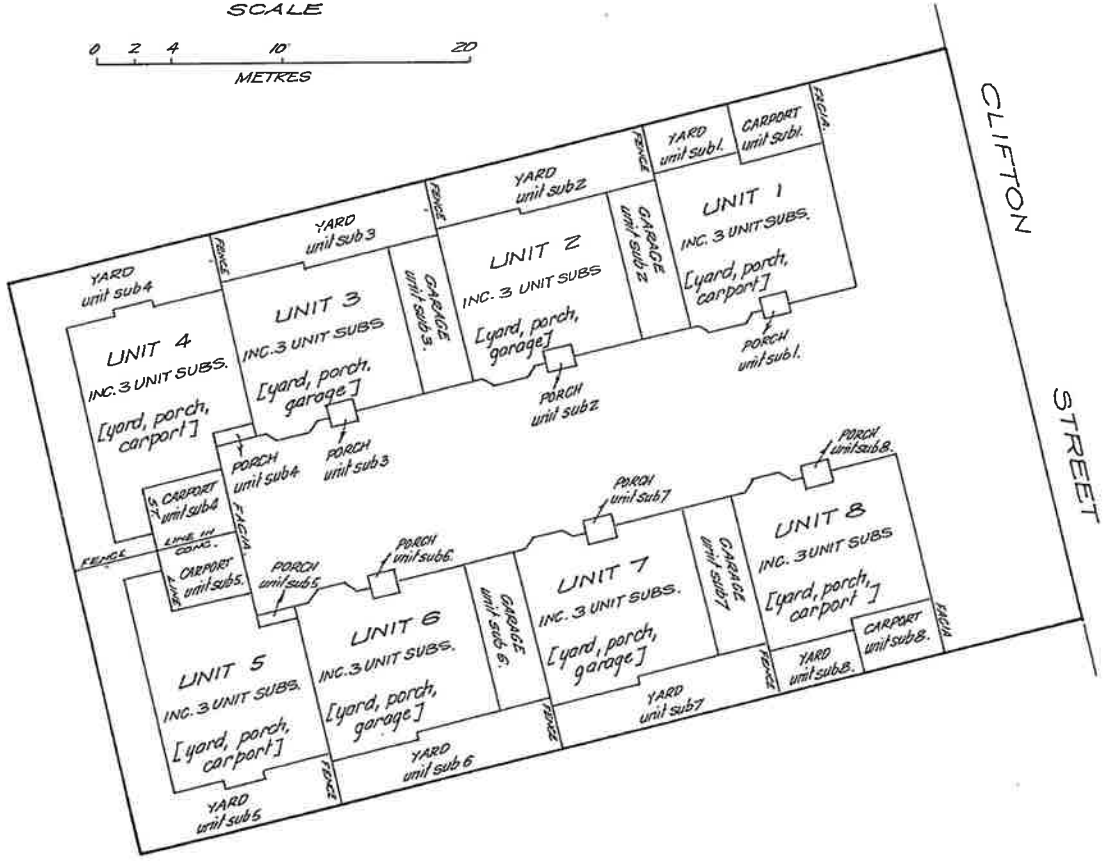
1 · 12 · 72

FLOOR PLAN

SCALE

0 2 4 10 20

METRES



1. The lower and upper boundaries of the unit subsidiaries shown as yards are existing ground level and 10'0" above existing ground level respectively except where eaves exist, then the upper boundary to be 3" below the level of the eaves. 3.05 metres.
2. The boundary of a unit where it abuts a unit subsidiary is a line midway between the inner and outer surfaces of the walls of the said unit. 0.15 metres
3. The boundary of a unit subsidiary where it abuts a unit is a line parallel to and 4" distant from the outer surface of the wall of the unit. 0.02 metres
4. The upper boundary of a unit subsidiary shown as porch, carport, garage or carspace is a line 6" below the level of the existing eaves of that particular unit subsidiary or if not fully covered then 6" below the existing eaves of the units. 0.15 metres.
5. The height of each unit is limited to a line midway between the upper and lower surfaces of the ceiling of that unit.

L. R. HEWETT
LICENSED SURVEYOR
172 PULTENEY ST., ADELAIDE 5000
PH. 23 6099

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SCHEDULE OF UNIT ENTITLEMENT

UNIT Nº	UNIT ENTITLEMENT	CURRENT C's. of T. VOLUME	CURRENT C's. of T. FOLIO	UNIT Nº	UNIT ENTITLEMENT	CURRENT C's. of T. VOLUME	CURRENT C's. of T. FOLIO
1	124						
2	121						
3	124						
4	131						
5	131						
6	124						
7	121						
8	124						
				AGGREGATE			
				COMMON PROPERTY			
AGGREGATE	1000						

Authenticated Vide Application Nº 3387401

Acting Registrar General.

REGISTRAR-GENERAL SOUTH AUSTRALIA

STRATA PLAN 869

3RD. of 3 SHEETS

ACCEPTED AND DEPOSITED

CHIEF DRAFTSMAN

Pro Registrar General

1/12/1972

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ANNEXURE D

STRATA SECTION 41 STATEMENT

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

STATEMENT PURSUANT TO SECTION 41
OF THE *STRATA TITLES ACT 1988*
Date of Statement: **2 November 2026**

55 Woodville Road, Woodville
Ph (08) 8444 6444
Site www.jewhites.com.au

Unit in respect of which the Statement is issued: **Unit 8** in **Units Plan No. 869 at 22-24 Clifton Street, HAWTHORN SA 5062**

Person requesting certificate: **Name:** **Searchlight Technology**
Address: **PO Box 232, Rundle Mall SA 5000**

The Strata Corporation certifies the following with respect to the Unit being the subject of this Statement:

Administrative fund – contributions payable by regular periodic instalments or lump sum
Number of instalments payable per year (if contributions payable by instalments): 4
Amount of each instalment, period to which instalment relates and date due

Amount	Period	Date Due
$465.00	01 Sep 2026 to 30 Nov 2026	01 Sep 2026
$465.00	01 Dec 2026 to 28 Feb 2027	01 Dec 2026
$465.00	01 Mar 2027 to 31 May 2027	01 Mar 2027
$465.00	01 Jun 2027 to 31 Aug 2027	01 Jun 2027

Amount owing	$465.00
Interest due on unpaid levies	$0.00
Amount in credit for prepaid levies	$0.00

Sinking fund – contributions payable by regular periodic instalments or lump sum (section 76(1) of the Act)
Number of instalments payable per year (if contributions payable by instalments): 4
Amount of each instalment, period to which instalment relates and date due

Amount	Period	Date Due
$186.00	01 Sep 2026 to 30 Nov 2026	01 Sep 2026
$186.00	01 Dec 2026 to 28 Feb 2027	01 Dec 2026
$186.00	01 Mar 2027 to 31 May 2027	01 Mar 2027
$186.00	01 Jun 2027 to 31 Aug 2027	01 Jun 2027

Amount owing	$186.00
Interest due on unpaid levies	$0.00
Amount in credit for prepaid levies	$0.00

Special contributions

Date due	Details	Determined	Amount due outstanding	Amount paid	Interest accrued*	Interest Amount paid
28/02/2027	Special Sinking Roof	12/08/2026	9,920.00	NIL	NIL	NIL

Particulars of Assets and Liabilities of the Corporation
Please refer to the copy of the Balance Sheet attached, at the date of this Statement.

Particulars of any Expenditure
(a) Incurred by the Corporation
As per the Minutes provided.

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) Resolved to be incurred to which the unit holder must, or is likely to be required to, contribute As per the Minutes provided.

Insurance policies
Particulars of all insurance policies taken out by the strata corporation.

Policy No. SRSC2000480 3 Strata Community Insurance
Type: Strata Broker:

Premium: $7,506.62 Paid on: 16/09/2026 Policy start date: 01/10/2026 Next due: 01/10/2027

Cover	*Sum insured*	*Excess*
Building	$3,270,000.00	$1,000.00
Common Area Contents	$32,700.00	$0.00
Loss Of Rent/Temp. Accom.	$490,500.00	$0.00
Public Liability	$30,000,000.00	$0.00
Voluntary Workers	$300,000.00	$0.00
Fidelity Guarantee	$100,000.00	$0.00
Appeal Expenses	$100,000.00	$0.00
Legal Defence Expenses	$50,000.00	$0.00
Lot Owners' Fixt & Improv	$300,000.00	$0.00
Excess		$1,000.00
Excess - Storm and/or Tempest		$5,000.00
Government Audit Costs	$25,000.00	$0.00

Documents Supplied

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

Water
Owner

Payments
Settlement fees can be paid using the following details:

Biller Code: 96503
Ref: 22898422570776

NOTE:
The information provided is accurate as at the date of this Statement and is not intended to be relied upon by any party other than the person who requested this Statement under Section 41 of the Act.

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

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

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

This Statement was prepared on behalf of Strata Corporation 869 Inc. by,

Debbie McDonald on behalf of

Jessica Larsen
J E Whites Pty Ltd
55 Woodville Road
Woodville SA 5011

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STRATA CORPORATION NO 869 INC.
22-24 Clifton Street, HAWTHORN SA 5062

Minutes of the Annual General Meeting held at JE Whites - 55 Woodville Road, Woodville on Wednesday, 12 August 2026, commencing at 11:00 AM

1 ATTENDANCE, PROXIES, QUORUM & CHAIRPERSON

Present:
Unit 1 - D Sylvester
Unit 3 - E Kennedy
Unit 4 - A McDonald
Unit 5 - J Vaughan
Unit 6 - S A Cho
Unit 8 - P Bavistock

Proxies:
Unit 7 - K Mackrill to the representative of JE Whites

Apologies:
Nil

PROCEEDINGS

Quorum:
Jackson Sutcliffe of JE Whites opened the meeting and confirmed a quorum was present either in-person or by proxy.

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

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

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

ELECTION OF CHAIRPERSON
It was resolved that Jackson Sutcliffe of JE Whites assist the Corporation in chairing the meeting.

2 CONFIRMATION OF PREVIOUS MINUTES
The Minutes of the previous meeting dated 13/08/2025 and sent to Members were accepted as a true and correct account of proceedings with no business arising.

3 CONFIRMATION OF FINANCIAL STATEMENTS
The financial statement dated 30/06/2026 showed a balance of $5,418.57 Administrative Fund & $10,076.77 Sinking Fund currently held in the Macquarie Bank, Sydney. The Chairperson tabled the statement and invited owners to comment. The financial statement was accepted. Motion carried.

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Tax and Audits
Legislation requires each Corporation to lodge an annual tax return; legislation further requires that the Corporation's trust account is audited annually by an accredited auditor. The audit for 2026 was undertaken by Perks Accountants & Wealth Advisers of 8/81 Flinders St, Adelaide, and a copy of the report is available to all members and can be viewed at the JE Whites office.

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

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

Motion carried.

5 **RECOVERY OF OVERDUE CONTRIBUTIONS/LEVIES**
That the Corporation resolve to continue applying its existing debt recovery policy UNTIL 30 NOVEMBER 2026, with the following procedures in effect during this time:

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

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

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

That in accordance with the Act, JE Whites is authorised to take all necessary steps to recover overdue contributions, levies, penalties, and associated recovery costs on behalf of STRATA CORPORATION 869 INC. This includes, without requiring further approval, engaging a debt recovery agency to initiate legal proceedings against members in arrears.

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

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

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

If a debtor defaults on their payment arrangement, the account will be referred to debt collection without further notice.

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Owners are advised of the following debt recovery process:

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

Motion carried.

6 APPOINTMENT OF OFFICE BEARERS

Alice McDonald was thanked for being the Presiding Officer, Jennifer Vaughan for being the Secretary & Shu Ai Cho for being the Treasurer for the past year.

It was resolved that the Office Bearers be reappointed for the ensuing year.

7 APPOINTMENT OF MANAGEMENT COMMITTEE

The Corporation agreed to form a Management Committee consisting of the Office Bearers Alice McDonald of Unit 4, Jennifer Vaughan of Unit 5, Shu Ai Cho of Unit 6 & Karthika Mackrill of Unit 7.

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

8 APPOINTMENT OF BODY CORPORATE MANAGER

It was resolved that JE Whites be reappointed to assist the Corporation with management services as defined in the Strata Titles Act 1988 at an annual primary remuneration of $2,144.00 inclusive of GST.

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

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

9 CORPORATION PUBLIC OFFICER

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

10 TAXATION AUTHORITY

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

11 INSURANCE REVIEW

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

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Insurance Renewal

The Corporation's insurance details are as follows:
Policy No.SRSC20004803
St[illegible]a Community Insurance
Type : Strata

Premium : $8,388.41 Paid on : 1/10/2025 Start : 1/10/2025 Next due : 1/10/2026

Cover	Sum Insured	Excess
Building	$3,050,000.00	$1,000.00
Common Area Contents	$30,500.00	
Loss Of Rent/Temp. Accom.	$457,500.00	
Public Liability	$30,000,000.00	
Voluntary Workers	$300,000.00	
Fidelity Guarantee	$100,000.00	
Government Audit Costs	$25,000.00	
Appeal Expenses	$100,000.00	
Legal Defence Expenses	$50,000.00	
Lot Owners' Fixt & Improv	$300,000.00	
Excess		$1,000.00
Excess - Storm and/or Tempest		$5,000.00

Insurance Valuation: It was noted that the Corporation's most recent insurance valuation was undertaken in 4/09/2024 when the replacement value was placed at $2,905,000.00.

A motion was passed for the Manager to arrange an insurance valuation report for the Corporation, with the insured amounts to be adjusted immediately according to the valuation report. Members agree that if the Corporation is underinsured, and the Corporation has a shortfall in funds, the resulting increase may result in a special levy to fund the increase towards insurance contributions.

Contents & Landlord Insurance

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

Disclosure

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

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

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

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General Advice Warning

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

Insurance Valuation

Part 30 (3) of the Act imposes a duty on the Corporation to insure all building and building improvements for their full replacement value, including all costs incidental to and associated with the replacement.

The Corporation is further required to keep itself insured against liability for negligence. JE Whites advise that their advice is of a general nature and not personal advice.

Members are encouraged to seek independent advice, which would include a licensed valuers' opinion where applicable.

12 MAINTENANCE OF BUILDINGS & COMMON PROPERTY

The following items were discussed:

Roof Replacement

Members discussed the condition of the existing terracotta tile roof, noting it is approximately 50 years old and has exceeded its expected service life. It was further noted that ongoing roof deterioration is contributing to water ingress issues and may impact insurance coverage for resultant damage until the roof is replaced. Members agreed that full roof replacement remains the Corporation's highest maintenance priority and expressed support in principle for replacement with a Colorbond roof.

A quote of approximately $150,562.50 was considered. Members agreed that at least two additional quotes should be obtained before a final decision is made. It was further agreed in principle that a special levy will be required to fund the works, with replacement targeted for the following year once quotations have been reviewed and sufficient funds have been collected.

Overhanging Neighbour's Tree

Members discussed ongoing issues caused by a neighbouring tree, including root intrusion resulting in movement of paving and overhanging branches causing damage to gutters and the roof. It was noted that previous attempts to engage the neighbouring owner have not been successful and that access constraints limit the Corporation's ability to address the issue directly.

The Members agreed that the Body Corporate Manager will liaise with the Management Committee with the intention to seek the necessary approvals from Council to undertake trimming from the Corporation's side of the boundary, with any works to be carried out in accordance with arborist advice and legal requirements.

External Woodwork Repairs

Members discussed deterioration to external timber elements throughout the complex, particularly fascias, eaves, and window bay structures. It was noted that the most significant deterioration appears to be at Units 6 and 7, with window bays identified as a priority area due to the potential cost of replacement if left untreated.

The Members agreed that quotations should be obtained to assess the extent of repairs required and determine whether repair or replacement is the most appropriate course of action. Members also noted the importance of maintaining a regular painting cycle to prevent future deterioration.

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Boundary Fencing

Members reviewed the condition of the remaining boundary fencing and discussed a quotation received for replacement works. It was noted that one section of fencing has already been replaced privately by an Owner in conjunction with a neighbouring property owner.

The Members agreed that updated and itemised fencing quotations should be obtained for the remaining sections, together with the issue of appropriate notices to adjoining owners before any works proceed.

Unit 8 - Sewer Trench Concrete Reinstatement

Members discussed outstanding concrete reinstatement works associated with previous sewer repairs near Unit 8. It was noted that the original reinstatement works were unsatisfactory and remain unresolved.

The Members resolved to proceed with a local concreting contractor recommended by Peter and requested that the contractor's details be provided to the Body Corporate Manager. The Members also approved reimbursement of Peter's blocked drain invoice in the amount of $754.02.

Carport Water Damage

Members discussed damp staining and water damage to brickwork in the carport area. It was noted that the issue is believed to be caused by water intrusion rather than a plumbing defect. Members agreed that the Corporation will monitor the condition and undertake repairs as required.

Advice from the Body Corporate Manager

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

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

13 APPROVALS FOR INSTALLATIONS & ADDITIONS

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

No approvals were sought at this meeting.

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

14 LEVY & BUDGET

Administrative Fund of $15,000.00 and Sinking Fund of $6,000.00.

The proposed 2026 - 2027 budget was presented by the Chairperson. It was resolved that the proposed budget be accepted with contributions being set annually at $21,000.00.

This will be raised on unit entitlement between all owners.

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In order to begin funding the roof replacement for the Corporation while additional quotes are being sourced, the Meeting determined to raise a special levy of $80,000.00 due on 28 February 2027.

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

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

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

15 OTHER BUSINESS

Articles & Resolutions
Owners who manage their investment properties privately are encouraged to contact the Body Corporate Manager for an up-to-date copy of Corporation's articles & resolutions, which should then be provide to their tenants.

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

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

For amounts $100.00 or less, the value will be applied as a credit to the member's upcoming levy contributions.

Important Disclosure
JE Whites wish to disclose the following:

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

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

16 CLOSURE OF MEETING

The Chairperson closed the meeting at 12:50 PM and thanked all for their attendance or proxy submission. The Meeting agreed that a Special General Meeting be called for March 2027 to agree upon secondary funds contributions for roof replacement. The next Annual General Meeting for the Corporation is scheduled to be tentatively held on or around the same time, date and location in 2027.

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

ADDITIONAL INFORMATION

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

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

Preventative Maintenance: The Corporation is encouraged to adopt a proactive approach to maintenance to minimise future costs. Attending to minor defects early can prevent more significant and costly repairs over time.

Termite Inspections: JE Whites recommends that routine termite inspections of the common property be undertaken.

Articles & Resolutions: Owners and their appointed managing agents are responsible for contacting JE Whites to obtain copies of the Corporation's articles & resolutions. These documents should be referred to during the management of the property to ensure all residents are aware of, and comply with, the rules established by the Corporation.

Record Keeping: Owners are encouraged to communicate in writing with JE Whites where possible to ensure clear records are maintained and matters are tracked efficiently.

Owner Responsibilities

Owners are reminded of their responsibilities to:

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

Duties of the appointed Body Corporate Manager:

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

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

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

Insurance:

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

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

Secretarial: Promptly deal with the Corporation correspondence and requests for Search documents (section 41 search).

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Ensure that all appropriate and proper records of the Corporation are maintained and keep secure and confidential all books, records, Certificates of Title, Strata Plans, Schedules and the like.

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

Office Bearers

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

Presiding Officer

The Presiding Officer of the Corporation has the following functions:
- Primary contact between the Manager and the Committee
- Attend meetings as required
- Chair all general meetings which they attend or, delegate this responsibility to the Body Corporate Manager

Secretary

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

Treasurer

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

Please Note: Officers of the Corporation do not have the powers to:
- Authorise any dealing with or any variation of the common property or to grant exclusive rights in respect of the enjoyment and use of any part thereof
- Authorise any decision that requires special resolution or unanimous resolution
- Authorise any capital improvements to the common property
- Authorise installations or additions to lots or common property

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STRATA CORPORATION NO 869 INC.
22-24 Clifton Street, HAWTHORN SA 5062

Amended Minutes of the Annual General Meeting held at JE Whites - 55 Woodville Road, Woodville on Wednesday, 13 August 2025, commencing at 11:00 AM

1 ATTENDANCE, PROXIES, QUORUM AND CHAIRPERSON

Present:
Unit 1 - D Sylvester & G McElvenny
Unit 3 - E Kennedy
Unit 5 - J Vaughan
Unit 6 - S Cho
Unit 8 - P Bavistock

Proxies:
Unit 2 - S Reese to Mr Jackson Sutcliffe of JE Whites
Unit 7 - K Mackrill to Mr Jackson Sutcliffe of JE Whites

Apologies:
Nil

PROCEEDINGS

Quorum:
Mr Jackson Sutcliffe of JE Whites welcomed members present and declared a quorum in attendance.

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

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

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

ELECTION OF CHAIRPERSON
It was agreed by those Corporation members present that Mr Jackson Sutcliffe assist the Corporation in chairing the meeting.

2 CONFIRMATION OF MINUTES & BUSINESS ARISING

The Minutes of the previous meeting dated 14/08/2024 were accepted as a true and correct account with no business arising. The Chairperson moved that the Minutes be accepted. Motion carried.

3 FINANCIAL STATEMENTS

The financial statement dated 30/06/2025 showed a balance of $55.03 Administrative Fund and $5,106.00 Sinking Fund currently held in the Macquarie Bank, Sydney. The Chairperson tabled the statement and invited owners to comment. The financial statement was accepted. Motion carried.

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Tax and Audits

Legislation requires each Corporation to lodge an annual tax return; legislation further requires that the Corporation's trust account is audited annually by an accredited auditor. The audit for 2025 was undertaken by Perks Accountants & Wealth Advisers of 8/81 Flinders St, Adelaide, and a copy of the report is available to all members and can be viewed at the JE Whites office. JE Whites Manager also proactively makes contact with your Corporation's Presiding Officer and/or Management Committee periodically throughout the year to ensure any maintenance matters are identified and resolved.

DEBT COLLECTION

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

4 APPOINTMENT OF OFFICERS AND/OR MANAGEMENT COMMITTEE

Alice McDonald was thanked for being the Presiding Officer & Jennifer Vaughan was thanked for being the Secretary for the past year.

It was resolved that Alice McDonald be elected for the role of Presiding Officer, Jennifer Vaughan elected as Secretary & Shu Ai Cho elected as Treasurer for the upcoming year.

5 APPOINTMENT OF MANAGEMENT/WORKS COMMITTEE

The Corporation agreed to form a Management Committee consisting of the Office Bearers.

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

6 APPOINTMENT OF BODY CORPORATE MANAGERS

It was resolved that JE Whites be reappointed to assist the Corporation with management services as defined in the Strata Titles Act 1988 at an annual primary remuneration of $2,056.00 inclusive of GST.

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

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

7 CORPORATION PUBLIC OFFICER

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

8 TAXATION AUTHORITY

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

9 INSURANCE REVIEW

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

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

Insurance Renewal

The Corporation's insurance details are as follows:-

Policy No.SRSC20004803
Strata Community Insurance
Type : Strata

Premium : $8,135.36 Paid on : 19/09/2024 Start : 1/10/2024 Next due : 1/10/2025

Cover	Sum Insured	Excess
Building	$2,905,000.00	$1,000.00
Common Area Contents	$29,050.00	
Loss of Rent/Temp Accommodation	$435,750.00	
Public Liability	$30,000,000.00	
Voluntary Workers	$200,000.00	
Fidelity Guarantee	$100,000.00	
Appeal Expenses	$100,000.00	
Legal Defence Expenses	$50,000.00	
Lot Owners' Fix & Improvements	$300,000.00	
Excess		$1,000.00
Excess - Storm and/or Tempest		$10,000.00

Insurance Valuation: It was noted that the Corporation's most recent insurance valuation was undertaken in 4/09/2024 when the replacement value was placed at $2,905,000.00.

It was resolved for the Manager to arrange adjustment of the Corporation's insurance policy with a 5% increase to the building sum insured, rounded to the nearest $10,000.00, at renewal.

The Body Corporate Manager is to obtain quotes at renewal and forward to the Management Committee to determine the preferred insurer.

Contents & Landlord Insurance

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

Disclosure

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

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

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

General Advice Warning

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

Insurance Valuation

Part 30 (3) of the Act imposes a duty on the Corporation to insure all building and building improvements for their full replacement value, including all costs incidental to and associated with the replacement. The Corporation is further required to keep itself insured against liability for negligence. JE Whites advise that their advice is of a general nature and not personal advice. Members are encouraged to seek independent advice, which would include a licensed valuers' opinion where applicable.

10 COMMON PROPERTY MAINTENANCE

The following items were discussed :-

10.1 Roof Repairs

The Meeting discussed at length the condition of the roof structure and noted that, while the Corporation has not previously raised significant funds for major maintenance, the continued increase in insurance premiums will persist until the insurer is satisfied that appropriate maintenance is being undertaken. It was acknowledged that the protected tree is a contributing factor to roof damage; however, given its protected status, it was agreed that the Corporation's best course of action is to undertake more significant roof maintenance over the coming years.

The Meeting further agreed that it would become increasingly cost prohibitive for the Corporation to effectively "self-insure" for the first $10,000.00 of damage, compared with addressing roof repairs or replacement. In the first instance, it was agreed that funds should be raised to proceed with the roof repairs as quoted by Roof Dog, while the Corporation also begins to consider full roof replacement, including works to ensure the longevity of the underlying structure. The Body Corporate Manager is requested to source two current quotes for the replacement of the roof with Colorbond, to allow the Corporation to raise funds for its replacement.

10.2 Concrete Reinstatement

The Meeting agreed to proceed with the repairs to the concrete in front of Unit 8, noting that the Owner will initially cover the cost of the works until such time that the Corporation can reimburse the Owner. It was further agreed that access to the Unit is of significant importance, and that this work should be pursued on that basis. The Meeting also agreed that the inspection point for the stormwater drain is to be raised to the level of the surrounding areas to allow for adequate drainage from the common property, and resolved to raise an immediate special levy to cover the costs initially incurred by the Owner.

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Fencing - Units 5-8

The Meeting agreed that the Body Corporate Manager is to source quotes for works to the fences of Units 5-8 in accordance with the works previously carried out to Units 1-4. It was noted that the existing fence is at a different height to the new fencing, and that its condition is continuing to deteriorate.

Tree Trimming

The Body Corporate Manager is requested to source quotes for tree trimming in accordance with the arborist's report. After considerable discussion, it was agreed that the Corporation will cover the cost of the trimming, noting that the damage currently being caused is more significant than the expected cost of the works. The quotes are to be referred to the Management Committee for approval.

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

11 APPROVALS FOR INSTALLATIONS & ADDITIONS

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

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

12 LEVY & BUDGET

Administrative Fund of $ 12,500.00 and Sinking Fund $ 0.00

The proposed 2025 - 2026 budget was presented by the Chairperson. It was resolved that the proposed budget be rejected.

Members present determined to vary the proposed budget and resolved to raise the following funds:-
Administrative Fund $14,500.00 Sinking Fund $6,000.00

This will be raised on unit entitlement between all owners.

The meeting determined to raise a special levy of $4,500.00, by unit entitlement, due on 1st September 2025.

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

Special levy authority in the event of shortfall of funds

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

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

13 OTHER BUSINESS

Notice to Owners

The Meeting agreed that the Body Corporate Manager is requested to provide advance notice of works on site, particularly in relation to major projects. This is to ensure that all Owners remain informed of Corporation activities and that appropriate arrangements for access can be made where required.

Articles & Resolutions

The Chairperson advised Members present that following the meeting, the Body Corporate Manager will proactively provide each registered property management agency with copies of the Corporation's articles & resolutions, and request that these documents are provided to all existing, and future tenants residing at the Corporation. This is done to ensure that all residents are aware of, and respect the rules put in place by the Corporation Members.
Owners who manage their investment properties privately are encouraged to contact the Body Corporate Manager for an up-to-date copy of these documents, which should then be provide to their tenants.

Agenda items

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

Important Disclosure

JE Whites wish to disclose the following:

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

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

14 CLOSURE OF MEETING

The Chairperson closed the meeting at 12:45pm and thanked all for their attendance or proxy submission. The next AGM for the Corporation is scheduled to be tentatively held on or around the same time, date and location in 2026.

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ADDITIONAL INFORMATION

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

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

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

Duties of the appointed Body Corporate Manager:

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

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

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

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

Insurance:

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

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

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

Secretarial: Promptly deal with the Corporation correspondence and requests for Search documents (section 41 search). Ensure that all appropriate and proper records of the Corporation are maintained and keep secure and confidential all books, records, Certificates of Title, Strata Plans, Schedules and the like.

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

Office Bearers

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

Presiding Officer

The Presiding Officer of the Corporation has the following functions:

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

Secretary

The Secretary of the Corporation has the following functions:

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

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meeting of the corporation (currently delegated to JE Whites)

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

Treasurer

The Treasurer of the Corporation has the following functions:

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

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

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

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WHITES
Strata & Community Management

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

Balance Sheet - Group
As at 30/10/2026

Strata Corporation 869 Inc. — 22-24 Clifton Street, HAWTHORN SA 5062

	Current period
Owners' funds	
Administrative Fund	
Opening Balance--Admin	5,681.52
Surplus / Deficit for Year--Admin	(6,876.72)
	(1,195.20)
Sinking Fund	
Opening Balance--Sinking	10,185.82
Surplus / Deficit for Year--Sinking	1,502.00
	11,687.82
Net owners' funds	**$10,492.62**
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	(2,152.20)
Levies owed by Unit Holders--Admin	957.00
	(1,195.20)
Sinking Fund	
Cash at Bank--Sinking	11,304.82
Levies owed by Unit Holders--Sinking	383.00
	11,687.82
Unallocated Money	0.00
Total assets	10,492.62
Less liabilities	
Administrative Fund	0.00
Sinking Fund	0.00
Unallocated Money	0.00
Total liabilities	0.00
Net assets	**$10,492.62**

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

JE WHITES
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(08) 8444 6444
ABN 41 050 206 525

Balance Sheet
As at 30/06/2026

Strata Corporation 869 Inc. — 22-24 Clifton Street, HAWTHORN SA 5062

	Current period
Owners' funds	
Administrative Fund	
Surplus / Deficit for Year--Admin	5,626.49
Opening Balance--Admin	55.03
	5,681.52
Sinking Fund	
Surplus / Deficit for Year--Sinking	5,079.82
Opening Balance--Sinking	5,106.00
	10,185.82
Net owners' funds	**$15,867.34**
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	5,418.57
Levies owed by Unit Holders--Admin	262.95
	5,681.52
Sinking Fund	
Cash at Bank--Sinking	10,076.77
Levies owed by Unit Holders--Sinking	109.05
	10,185.82
Unallocated Money	0.00
Total assets	15,867.34
Less liabilities	
Administrative Fund	0.00
Sinking Fund	0.00
Unallocated Money	0.00
Total liabilities	0.00
Net assets	**$15,867.34**

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JE WHITES
Strata & Community Management

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

Income & Expenditure for the financial year to 30/06/2026

Strata Corporation 869 Inc. — 22-24 Clifton Street, HAWTHORN SA 5062

Administrative Fund

	Current period 01/07/2025-30/06/2026	Annual budget 01/07/2025-30/06/2026
Revenue		
Interest on Arrears--Admin	7.05	0.00
Levies Due (Special)--Admin	4,502.00	0.00
Levies Due--Admin	14,512.00	14,500.00
Total revenue	19,021.05	14,500.00
Less expenses		
Admin--Audit/Tax & Public Officer	258.29	268.50
Admin--Legal & Debt Collection Fees	11.00	0.00
Admin--Management Fees--Standard	2,039.96	2,056.00
Admin--Meeting Fees	99.00	99.00
Admin--Technology/Communications/Compliance	392.66	396.00
Bank Management Charges	38.24	0.00
Insurance--Building Premium Basic	8,388.41	8,600.00
Maint Bldg--Cleaning Gutters	935.00	0.00
Maint Bldg--Letter Boxes & Numbers	198.00	0.00
Maint Bldg--Plumbing	49.50	0.00
Maint Grounds--Lawns, Grounds & Gardening Maint.	984.50	850.00
Total expenses	13,394.56	12,269.50
Surplus/Deficit	5,626.49	2,230.50
Opening balance	55.03	55.03
Closing balance	**$5,681.52**	**$2,285.53**

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Sinking Fund

	Current period 01/07/2025-30/06/2026	Annual budget 01/07/2025-30/06/2026
Revenue		
Interest on Arrears--Sinking	1.82	0.00
Levies Due--Sinking	6,008.00	6,000.00
Total revenue	6,009.82	6,000.00
Less expenses		
Maint Bldg--Roof	930.00	0.00
Total expenses	930.00	0.00
Surplus/Deficit	5,079.82	6,000.00
Opening balance	5,106.00	5,106.00
Closing balance	**$10,185.82**	**$11,106.00**

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ABN 41 050 206 525

Approved Budget
to apply from 01/07/2026

Strata Corporation 869 Inc. — 22-24 Clifton Street, HAWTHORN SA 5062

Administrative Fund

	Approved budget
Revenue	
Levies Due--Admin	15,000.00
Total revenue	15,000.00
Less expenses	
Admin--Audit/Tax & Public Officer	295.75
Admin--Management Fees--Standard	2,144.00
Admin--Meeting Fees	99.00
Admin--Technology & Communication	398.40
Bank Management Charges	57.60
Insurance--Building Premium Basic	8,750.00
Maint Bldg--Miscellaneous	500.00
Maint Grounds--Lawns, Grounds & Gardening Maint.	1,000.00
Total expenses	13,244.75
Surplus/Deficit	1,755.25
Opening balance	5,681.52
Closing balance	$7,436.77
Total units of entitlement	1000
Levy contribution per unit entitlement	$15.00

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

Sinking Fund

	Approved budget
Revenue	
Levies Due (Special)--Sinking	80,000.00
Levies Due--Sinking	6,000.00
Total revenue	86,000.00
Surplus/Deficit	86,000.00
Opening balance	10,185.82
Closing balance	$96,185.82
Total units of entitlement	1000
Levy contribution per unit entitlement	$6.00

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www.jewhites.com.au
(08) 8444 6444
ABN 41 050 206 525

Approved Levy Schedule to apply from 01/07/2026

Strata Corporation 869 Inc. — 22-24 Clifton Street, HAWTHORN SA 5062

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

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total	Annual Total
1	1	124.00	465.00	186.00	651.00	2,604.00
2	2	121.00	454.00	182.00	636.00	2,544.00
3	3	124.00	465.00	186.00	651.00	2,604.00
4	4	131.00	492.00	197.00	689.00	2,756.00
5	5	131.00	492.00	197.00	689.00	2,756.00
6	6	124.00	465.00	186.00	651.00	2,604.00
7	7	121.00	454.00	182.00	636.00	2,544.00
8	8	124.00	465.00	186.00	651.00	2,604.00
		1,000.00	**$3,752.00**	**$1,502.00**	**$5,254.00**	**$21,016.00**

STRATA PLAN 869

2ND OF 3 SHEETS

L. R. Hewett

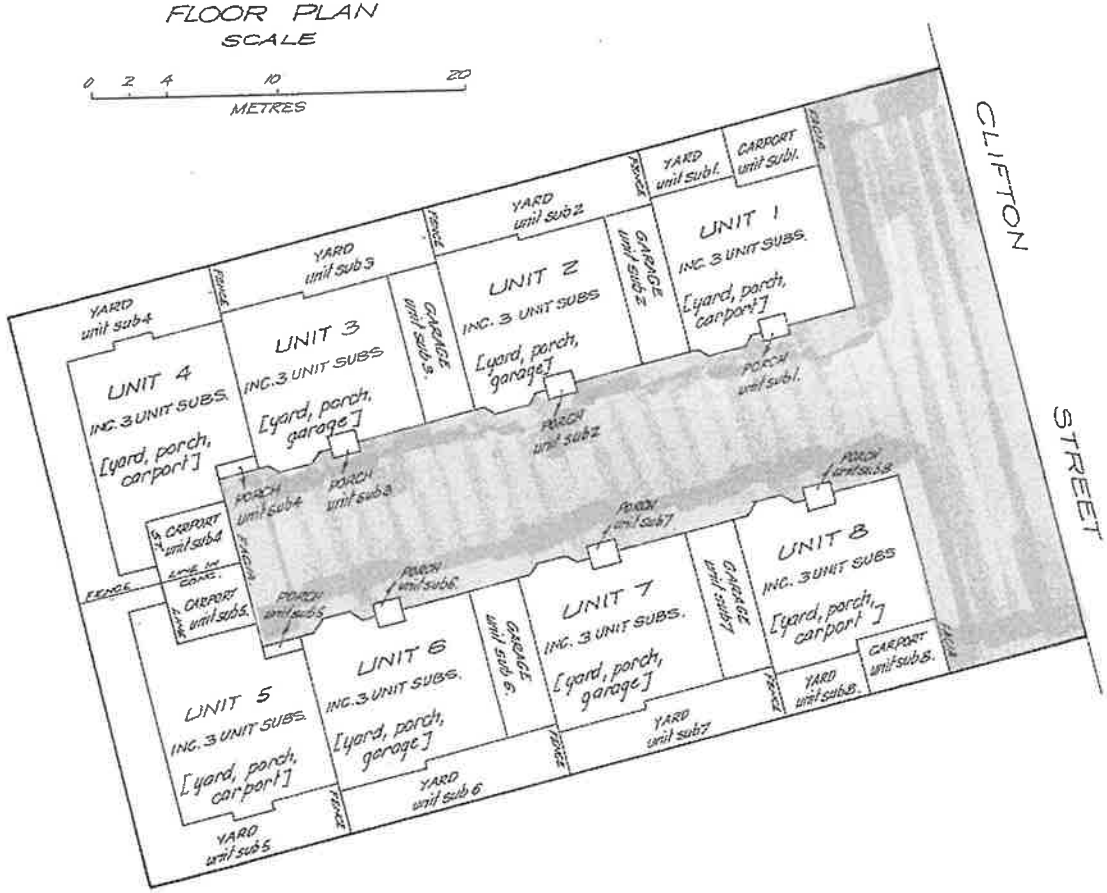
1-12-72.

FLOOR PLAN

SCALE

0 2 4 10 20

METRES



1. The lower and upper boundaries of the unit subsidiaries shown as yards are existing ground level and 3.05 metres above existing ground level respectively except where eaves exist, then the upper boundary to be 0.15 metres below the level of the eaves.
2. The boundary of a unit where it abuts a unit subsidiary is a line midway between the inner and outer surfaces of the walls of the said unit.
3. The boundary of a unit subsidiary where it abuts a unit is a line parallel to said wall distant from the outer surface of the wall of the unit. 0.02 metres
4. The upper boundary of a unit subsidiary shown as porch, carport, garage or carspace is a line 0.15 metres below the level of the existing eaves of that particular unit subsidiary or if not fully covered then 0.15 metres below the existing eaves of the units.
5. The height of each unit is limited to a line midway between the upper and lower surfaces of the ceiling of that unit.

L. R. HEWETT
LICENSED SURVEYOR
172 PULTENEY ST., ADELAIDE 5000
PH. 23 6099

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STRATA COMMUNITY INSURANCE

stratacommunityinsure.com.au
T 1300 SCINSURE (1300 724 678)
E myenquiry@scinsure.com.au
A Level 12, 182 Victoria Square, Adelaide, SA 5000

CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	SRSC20004803
PDS AND POLICY WORDING	Strata Insurance - Product Disclosure Statement (PDS) & Policy Wording
THE INSURED	Strata Corporation No. 869
SITUATION	22-24 Clifton Street, Hawthorn, SA, 5062
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 01/10/2026 Expiry Date: 4:00pm on 01/10/2027
INTERMEDIARY	JE Whites Strata and Community Management
ADDRESS	PO Box 202, Woodville, SA, 5011
DATE OF ISSUE	21/09/2026

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	$3,270,000
		Common Area Contents	$32,700
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	$490,500
	OPTIONAL COVERS	1. Flood	Included
		2. Floating Floors	Included
SECTION 2	Liability		$30,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		$100,000
SECTION 6	Office Bearers' Liability		Not Included
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		Not Included
SECTION 9	PART A	Government Audit Costs – Professional Fees	$25,000
	PART B	Appeal Expenses	$100,000
	PART C	Legal Defence Expenses	$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder. This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

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Strata / Community Corporation 869 Incorporated
22 – 24 Clifton ST HAWTHORN 5062

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

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

Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
	AGM / SGM	Blanket / Unit	
14/8/24	AGM	BLANKET	**Insurance Excess;** that the Corporation agrees the excess payable on all future insurance claims for property, other than common property, will be the responsibility of the individual unit owner. **Motion Passed.**

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ANNEXURE E

ARTICLES OF THE STRATA CORPORATION

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ARTICLES OF STRATA CORPORATION

STRATA TITLES ACT 1988

SCHEDULE 3

1. (1) A unit holder must-

   (a) maintain the unit in good repair;

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

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

2. A person bound by these articles-

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

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

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

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

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

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

5. A person bound by these articles-

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

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

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

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

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

7. A person bound by these articles must not-

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

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

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

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

(b) on any part of the common property.

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

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

11. A person bound by these articles-

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

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

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

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

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

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ANNEXURE F

PROPERTY INTEREST REPORT, ESL, LAND TAX & SA WATER CERTIFICATES

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Property Interest Report

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

Title Reference	CT 5049/801	**Reference No.** 2831030
Registered Proprietors	P J & C J*BAVISTOCK	**Prepared** 29/10/2026 12:12
Address of Property	Unit 8, 24 CLIFTON STREET, HAWTHORN, SA 5062	
Local Govt. Authority	CITY OF MITCHAM	
Local Govt. Address	PO BOX 21 MITCHAM SHOP CEN TORRENS PARK SA 5062	

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

Table of Particulars

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

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

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

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

3. *Burial and Cremation Act 2013*

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

4. *Crown Rates and Taxes Recovery Act 1945*

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

5. *Development Act 1993* (repealed)

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

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

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act, 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1967* (repealed) *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply

7. *Emergency Services Funding Act 1998*

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

8. *Environment Protection Act 1993*

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

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

9. *Fences Act 1975*

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

10. *Fire and Emergency Services Act 2005*

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

11. *Food Act 2001*

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

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

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

13. *Heritage Places Act 1993*

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

14. *Highways Act 1926*

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

15. *Housing Improvement Act 1940* (repealed)

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

16. *Housing Improvement Act 2016*

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

18.1	section 72 - Notice to pay levy in respect of costs of regional landscape board	The regional landscape board has no record of any notice affecting this title
18.2	section 78 - Notice to pay levy in respect of right to take water or taking of water	DEW has no record of any notice affecting this title
18.3	section 99 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
18.4	section 107 - Notice to rectify effects of unauthorised activity	The regional landscape board has no record of any notice affecting this title
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.** **If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.** **Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au**

20. *Local Government Act 1934* (repealed)

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

25. *Native Vegetation Act 1991*

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

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

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

29.1	Part 5 - Planning and Design Code *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated. also Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title also For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority also Contact the Local Government Authority for other details that might apply to a place of local heritage value also For details of declared significant trees affecting this title, contact the Local Government Authority also **The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register or phone PlanSA on 1800 752 664.**
29.2	section 127 - Condition (that continues to apply) of a development authorisation *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.3	section 139 - Notice of proposed work and notice may require access	Contact the vendor for these details
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply

29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

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

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

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

32. *South Australian Public Health Act 2011*

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

		also Contact the Local Government Authority for other details that might apply
32.3	*South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997* (repealed)

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

36. Other charges

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

Other Particulars

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

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

Additional Information

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

1.	Pipeline Authority of S.A. Easement	Epic Energy has no record of a Pipeline Authority Easement relating to this title
2.	State Planning Commission refusal	No recorded State Planning Commission refusal
3.	SA Power Networks	SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title
4.	South East Australia Gas Pty Ltd	SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property
5.	Central Irrigation Trust	Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title.
6.	ElectraNet Transmission Services	ElectraNet has no current record of a high voltage transmission line traversing this property
7.	Outback Communities Authority	Outback Communities Authority has no record affecting this title
8.	Dog Fence *(Dog Fence Act 1946)*	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:

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

- 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.

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

LAND SERVICES SA

Product	Title and Valuation Package
Date/Time	29/10/2026 12:12PM
Customer Reference	OR-1FL33SGNQ2P13B
Order ID	20261029004317

Certificate of Title

Title Reference	CT 5049/801
Status	CURRENT
Easement	NO
Owner Number	00226851
Address for Notices	3A PENONG ST HYDE PARK, SA 5061
Area	NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

PETER JOHN BAVISTOCK
CAROLYN JOY BAVISTOCK
OF 3A PENONG STREET HYDE PARK SA 5061
AS JOINT TENANTS

Description of Land

UNIT 8 STRATA PLAN 869
IN THE AREA NAMED HAWTHORN
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference	TRANSFER (T) 9810316
Dealing Date	19/03/2004
Sale Price	$225,000
Sale Type	TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	14538437	NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0803567051	CURRENT	Unit 8, 24 CLIFTON STREET, HAWTHORN, SA 5062

Notations

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LAND SERVICES SA

Product	Title and Valuation Package
Date/Time	29/10/2026 12:12PM
Customer Reference	OR-1FL33SGNQ2P13B
Order ID	20261029004317

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	0803567051
Type	Site & Capital Value
Date of Valuation	01/01/2026
Status	CURRENT
Operative From	01/07/1973
Property Location	Unit 8, 24 CLIFTON STREET, HAWTHORN, SA 5062
Local Government	MITCHAM
Owner Names	PETER JOHN BAVISTOCK CAROLYN JOY BAVISTOCK
Owner Number	00226851
Address for Notices	3A PENONG ST HYDE PARK, SA 5061
Zone / Subzone	EN - Established Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	4H/UNIT G
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S869 UNIT 8	CT 5049/801

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$260,000	$570,000			

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LAND SERVICES SA

Product	Title and Valuation Package
Date/Time	29/10/2026 12:12PM
Customer Reference	OR-1FL33SGNQ2P13B
Order ID	20261029004317

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	$245,000	$530,000			

Building Details

Valuation Number	0803567051
Building Style	Colonial
Year Built	1972
Building Condition	Basic
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	78 sqm
Number of Main Rooms	4

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

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Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

LAND SERVICES SA

Product	Check Search
Date/Time	29/10/2026 12:12PM
Customer Reference	OR-1FL33SGNQ2P13B
Order ID	20261029004317

Certificate of Title

Title Reference: CT 5049/801

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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Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

LAND SERVICES SA

Product	Historical Search
Date/Time	29/10/2026 12:05PM
Customer Reference	
Order ID	20261029004199

Certificate of Title

Title Reference: CT 5049/801

Status: CURRENT

Parent Title(s): CT 3893/165

Dealing(s) Creating Title: CONVERTED TITLE

Title Issued: 24/10/1991

Edition: 5

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
02/06/2025	05/06/2025	14538437	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)
02/06/2025	05/06/2025	14538436	DISCHARGE OF MORTGAGE	REGISTERED	13452513
25/01/2021	29/01/2021	13452513	MORTGAGE	REGISTERED	AUSTRALIAN CENTRAL CREDIT UNION LTD. (ACN: 087 651 125)
25/01/2021	29/01/2021	13452512	DISCHARGE OF MORTGAGE	REGISTERED	9844143
12/05/2004	09/06/2004	9844143	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION
23/03/2004	13/04/2004	9810316	TRANSFER	REGISTERED	PETER JOHN BAVISTOCK, CAROLYN JOY BAVISTOCK

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Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

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: 2831030

DATE OF ISSUE
30/10/2026

SNT CONVEYANCING PTY LTD
LEVEL 1
18 GREENHILL ROAD
WAYVILLE SA 5034

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

OWNERSHIP NUMBER	OWNERSHIP NAME
00226851	P J & C J BAVISTOCK

PROPERTY DESCRIPTION

8 / 24 CLIFTON ST / HAWTHORN SA 5062 / UNIT 8

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
0803567051	CT 5049/801	$570,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2026-2027

FIXED CHARGE	$	50.00
+ VARIABLE CHARGE	$	180.55
- REMISSION	$	106.70
- CONCESSION	$	0.00
+ ARREARS / - PAYMENTS	$	-61.50
= AMOUNT PAYABLE	$	62.35

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 28/01/2027

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
00226851

OWNERSHIP NAME
P J & C J BAVISTOCK

ASSESSMENT NUMBER
0803567051

AMOUNT PAYABLE
$62.35

AGENT NUMBER
100040328

AGENT NAME
SNT CONVEYANCING PTY LTD

EXPIRY DATE
28/01/2027

+70263946140022> +001571+ <0550016517> <0000006235> +444+

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

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

Biller Code: 456285 **Ref: 7026394614** Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au ® Registered to BPAY Pty Ltd ABN 69 079 137 518	**To pay via the internet go to:** www.revenuesaonline.sa.gov.au	Send your cheque or money order, made payable to the **Community Emergency Services Fund**, along with this **Payment Remittance Advice** to: **Please refer below.** **Revenue SA** **Locked Bag 555** **ADELAIDE SA 5001**

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.

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

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: 2831030

DATE OF ISSUE
30/10/2026

SNT CONVEYANCING PTY LTD
LEVEL 1
18 GREENHILL ROAD
WAYVILLE SA 5034

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

OWNERSHIP NAME
P J & C J BAVISTOCK

FINANCIAL YEAR
2026-2027

PROPERTY DESCRIPTION
8 / 24 CLIFTON ST / HAWTHORN SA 5062 / UNIT 8

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
0803567051	CT 5049/801	$260,000.00	0.0000 HA

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

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

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

ON OR BEFORE **28/01/2027**

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

No payment is required on this Certificate

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

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

Biller Code: 456293 **Ref: 7026394523** Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au ® Registered to BPAY Pty Ltd ABN 69 079 137 518	**To pay via the internet go to:** www.revenuesaonline.sa.gov.au	Send your cheque or money order, made payable to the **Commissioner of State Taxation**, along with this **Payment Remittance Advice** to: **Please refer below.** **Revenue SA** **Locked Bag 555** **ADELAIDE SA 5001**

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

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

SA Water

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
08 03567 05 1	CT5049801	30/10/2026	7191	2831030

1836 CONVEYANCING
LEVEL 1, 18 GREENHILL ROAD
WAYVILLE SA 5034
reception@1836conveyancing.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: MR PJ & MRS CJ BAVISTOCK
Location: U8 24 CLIFTON ST HAWTHORN UNIT 8
Description: 4H/UNIT G
Capital Value: $ 570 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2026

				$
		Arrears as at: 30/6/2026	:	0.00
Water main available:	1/7/1973	Water rates	:	88.00
Sewer main available:	1/7/1973	Sewer rates	:	103.85
		Water use	:	42.10
		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	:	233.95CR
		Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 88.00 Sewer: 103.85 Bill: 18/11/2026

This account has no meter of its own but is supplied from account no 08 03567 04 3.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 25.00%.

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

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

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

SA Water

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

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

SA Water

South Australian Water Corporation

Name:
MR PJ & MRS CJ BAVISTOCK

Water & Sewer Account
Acct. No.: **08 03567 05 1**

Amount: _____

Address:
U8 24 CLIFTON ST HAWTHORN UNIT 8

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0803567051

BPAY

Biller code: 8888
Ref: 0803567051

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: 0803567051

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

Electronic Property Information for Conveyancing

Property Details

This form is a read-only view of the current account details for the selected property.
This information may differ from what is actually printed on your Certificate.

Back

Property details as at: 30/10/2026

Account no:	0803567051
Property location:	U8 24 CLIFTON ST HAWTHORN UNIT 8
Customer name:	MR PJ & MRS CJ BAVISTOCK
Postal address:	3A PENONG ST HYDE PARK SA 5061
Recovery status:	FULLY PAID
Last charge raised:	$233.95 on 19/08/2026
Last payment rec'd:	$233.95 on 08/09/2026
Current balance:	$0.00

Last billed items for this property

Bill Item	Date	Reporting period	Amount
Sewer	19/08/2026	Q1/27	103.85
Water	19/08/2026	Q1/27	88.00
Water Use	19/08/2026	Q1/27 25.0% (01/07/2026 to 30/07/2026)	13.11
Water Use	19/08/2026	Q1/27 25.0% (21/04/2026 to 30/06/2026)	28.99

Call us

Follow us

For more information on the South Australian Integrated Land Information Systems (SAILIS)

SAILIS

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

SA Water

Government of South Australia

SA Water GPO Box 1751, Adelaide SA 5001
250 Victoria Square, Adelaide SA 5000

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

ANNEXURE G

COUNCIL SEARCH

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

CITY OF MITCHAM

131 Belair Road Torrens Park SA 5062
PO Box 21 Mitcham Shopping Centre SA 5062
Telephone 1300 133 466
Email mitcham@mitchamcouncil.sa.gov.au
Web site http://www.mitchamcouncil.sa.gov.au

We refer to your request and now attach particulars and documentary material which Council must supply pursuant to the provisions of the Local Government Act and the Land Business (Sale and Conveyancing) Act 1994.

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 8/22-24 Clifton Street HAWTHORN SA 5062			
Applicant	Searchlight Technology PO Box 232 RUNDLE MALL SA 5000		
Certificate Number	CERT1807/26	Date Received	29/10/2026
Property Address	8/22-24 Clifton Street HAWTHORN SA 5062		
Property Description	LOT 8 TYP SP SEC 235 PLN 869 C/T 5049/801		
Property ID	4776	Parcel Number	Parcel Number

Schedule – Division 1 – Particulars of Prescribed Encumbrances affecting the land at 8/22-24 Clifton Street HAWTHORN SA 5062	
Development Act 1993	
Part 3 - Development Plan	
Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):	Established Neighbourhood (EN)
Is the land situated in a designated State Heritage Area?	NO
Is the land designated as a place of local heritage value?	NO
Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	NIL
If YES, state the name of the council:	NIL

Document Set ID: 8925834

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 8/22-24 Clifton Street HAWTHORN SA 5062	
Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Current and previous Minister-initiated Development Plan Amendments can be accessed via the SA Government Portal at: https://plan.sa.gov.au/resources/resources_library/development_plans/minister-initiated_development_plan_amendments For any queries regarding current or previous Minister-initiated Development Plan Amendments, please see the contact details provided in the above link.
Section 42 - Condition (that continues to apply) of a development authorisation List relevant development applications	NIL
Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	
Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code	Established Neighbourhood (EN)
Is the land situated in a designated State Heritage Place?	NO
Is the land designated as a place of local heritage value?	NO
Is there a tree or a stand of trees declared in Part 10 of the Planning and Design Code to be significant tree or trees on the land?	NO
Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operations?	YES https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation
Section 127 – Condition (that continues to apply) of a development authorisation Copies of Decision Notification Forms can be downloaded from the PlanSA website – Development application register | PlanSA	Refer to the PlanSA Data Extract
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)	
Refer to note in section 33 (Further Information Held By Councils)	
Development Act 1993	
Section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	NIL
Section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	NIL
Section 55—Order to remove or perform work	NIL
Section 56—Notice to complete development	NIL
Section 57—Land management agreement	NIL

Document Set ID: 8925834

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 8/22-24 Clifton Street HAWTHORN SA 5062	
Section 60 – Notice of intention by building owner	If applicable Notice of Intention by building owner will be contained in the Conditions on attached Decision Notification forms.
Section 69—Emergency order	NIL
Section 71—Fire safety notice	NIL
Section 84—Enforcement notice	NIL
Section 85(6), 85(10) or 106—Enforcement order	NIL
Part 11 Division 2—Proceedings	NIL
Planning and Development Act 1966	080/0527/7172
Building Act 1971	080/0527/7172
Planning Act 1982	NIL
Court Order	NIL
Fire and Emergency Services Act 2005	
Section 105F (or section 56 or 83 (repealed))—Notice to take action to prevent outbreak or spread of fire	NIL
Food Act 2001	
Section 44—Improvement notice	NIL
Section 46—Prohibition order	NIL
Housing Improvement Act 1940	
Section 23 —declaration that house is undesirable or unfit for human habitation	NIL
Land Acquisitions Act 1969	
Section 10 Notice of intention to acquire	Refer to Land Services – Certificate of Title
Local Government Act 1934	
Notice, order, declaration, charge, claim or demand given or made under the Act	NIL
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	NIL
Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	NIL
Planning, Development and Infrastructure Act 2016	
Section 141 – Orders to remove or perform work	NIL
Section 142 – Notice to complete development	NIL
Emergency Order	NIL
Section 157 – Fire Safety Notice	NIL
Section 192 or 193 – Land management agreement	NIL
Section 198(1) – Requirements to vest in a council or the crown to be held as open space	NIL
Section 198(2) – Agreement to vest land in a council or Crown to be held as open space	NIL
Part 16 Division 1 Proceedings	NIL
Section 213 – Enforcement notice	NIL
Section 214(6), 214(10) – Applications to Court	NIL
Section 222 – Enforcement order to rectify breach	NIL
Public and Environmental Health Act 1987 (Repealed)	
Part 3—Notice	NIL

Document Set ID: 8925834

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 8/22-24 Clifton Street HAWTHORN SA 5062	
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval	NIL
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)	NIL
South Australian Public Health Act 2011	
section 66—Direction or requirement to avert spread of disease	NIL
section 92-Notice	NIL
South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval	NIL
Water Industry Act 2012	
Notice or order under the Act requiring payment of charges or other amounts or making other requirement	NIL
33 Other Charges	
Charges of any kind affecting the land (not included in another item)	NIL
Schedule – division 2 – other particulars	
Particulars of Building Indemnity Insurance	NIL
Further information held by Councils	NIL
Does the council hold details of any development approvals relating to:	
(a) Commercial or industrial activity at the land; or	NO
(b) A change in the use of the land or part the land (within the meaning of the Development Act 1993)?	NO

Note—

The questions (a) and (b) relate 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 (a) of the question may indicate that a *potentially contaminating activity* has taken place at the land (see sections 103C and 103H of the *Environment Protection Act 1993*) and that assessments or remediation of the land may be required at some future time.

It should be noted that—

(a) the approval of development by a council does not necessarily mean that the development has taken place;

(b) the council will not necessarily be able to provide a complete history of all such development that has taken place at the land.

CERTIFIED

30 October 2026
DATE

Document Set ID: 8925834

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

29 October 2026

Searchlight Technology
PO Box 232
RUNDLE MALL SA 5000

CITY OF MITCHAM

LOCAL GOVERNMENT SECTION 187 CERTIFICATE

Certificate No: **CERT1807/26** Receipt No:
Previous Cert No:

Reference No:	**47764**
Valuer General No:	**0803567051**
Property Description:	**LOT 8 TYP SP SEC 235 PLN 869 C/T 5049/801**
Property Address:	**8/22-24 Clifton Street HAWTHORN SA 5062**
Owner:	**Carolyn J Bavistock & Peter J Bavistock**

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

General Rate/Water Catchment Levy:	Total
General Rate	$1,536.00
Natural Resources Management Levy	$34.10
Less 12.5% Capping (If applicable)	$0.00
<Rates for the current year 2026/2027>	$1,570.10
Less Payments Received	$-391.10
<Debtor: Monies outstanding in addition to Rates>	$0.00
<TOTAL BALANCE OUTSTANDING>	$1,179.00

Please be advised: A fine of **2%** will be added to any current amount not paid by the due date. Interest is calculated monthly on arrears. Four quarterly instalments fall due on 15/09/26, 15/12/26 15/3/27 and 15/6/27.

If you wish to pay Council Rates settlements by BPay please use the BPay biller code 3186 and the reference number shown on this certificate.

UPDATES OF RATING INFORMATION CAN BE PROVIDED BY TELEPHONE
The Rates team may be contacted for a free Section 187 update by calling 1300 133 466 or by emailing rates@mitchamcouncil.sa.gov.au with the property address and certificate number. Free updates for the same financial year will be provided for up to 6 months from the date of the original search.

Authorised by the City of Mitcham

Street Address:
131 Belair Road
Torrens Park SA 5062

Postal Address:
PO Box 21
Mitcham Shopping Centre
Torrens Park SA 5062

Phone: 1300 133 466
www.mitchamcouncil.sa.gov.au

Document Set ID: 8925834

The Corporation of The City of Mitcham

MUNICIPAL OFFICES, TORRENS PARK, 7th Oct. 1971

To Mr. S. & T. SECURITES PTY. LTD.

5 Collins Street, Street

COLLINGSWOOD. 5081

Your Plan (No. 527) of eight brick home units, garages & carports proposed to be erected on Allotment No. Section No.

22-24 Clifton Street Street H/WP Ward, was approved by the Corporation of The City of Mitcham in terms of The Building and Health Acts on the 4th October, 1971 and subject to no wall coverings of any nature being attached or constructed to the carport without approval.

Building Surveyor Town Clerk and Secretary
Local Board of Health

DUPLICATE

S.McD. 49573/1170

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

Document Set ID: 8926664
Version: 1, Version Date: 20/00/2026

Docusign Envelope ID: 9C47EE5B-A550-8409-8067-88DF7C5B2957

Data Extract for Section 7 search purposes

Valuation ID 0803567051

Data Extract Date: 30/10/2026

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: S869 UN8

Certificate Title: CT5049/801

Property Address: UNIT 8 24 CLIFTON ST HAWTHORN SA 5062

Zones

Established Neighbourhood (EN)

Subzones

No

Zoning overlays

Overlays

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

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

Character Area (MitC1)

The Character Area Overlay aims to reinforce valued streetscape characteristics through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement.

Hazards (Flooding - General)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

Hazards (Flooding - Evidence Required)

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

Document Set ID: 8925834
Version: 1, Version Date: 30/10/2026

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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.

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).

(Council input required)

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/

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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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