

# Form 1—Vendor's statement

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

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### Preliminary

#### To the purchaser:

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

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

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

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

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

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

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

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

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

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

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

## Part A—Parties and land

- 1 Purchaser:  
Address:
- 2 Purchaser's registered agent: **NOT APPLICABLE**  
Address:
- 3 Vendor: **ELAINE PATRICIA HEITMANN**  
Address: **286 CARNOCHANS ROAD SUTTON GRANGE VIC 3448**
- 4 Vendor's registered agent: **OUWENS CASSERLY REAL ESTATE PTY. LTD.**  
Address: **210 GREENHILL ROAD EASTWOOD SA 5063**
- 5 Date of contract (if made before this statement is served):        /        /2026
- 6 Description of the land: **UNIT 1, 22 FISHER STREET FULLARTON SA 5063 BEING THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME 6057 FOLIO 368 BEING LOT 1 PRIMARY COMMUNITY PLAN 26046 IN THE AREA NAMED FULLARTON HUNDRED OF ADELAIDE**

## Part B—Purchaser's cooling-off rights and proceeding with the purchaser

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:  
**286 CARNOCHANS ROAD SUTTON GRANGE VIC 3448**  
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:  
**EMAIL: [MARKB@OCRE.COM.AU](mailto:MARKB@OCRE.COM.AU) [GEORGIEB@OCRE.COM.AU](mailto:GEORGIEB@OCRE.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:  
**210 GREENHILL ROAD EASTWOOD SA 5063**  
(being the agent's address for service under the *Land Agents Act 1994*)

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

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

### 5—Effect of service

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

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

### Proceeding with the purchase

If you wish to proceed with the purchase—

- (a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage;
- (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;
- (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, **ELAINE PATRICIA HEITMANN**,

of **286 CARNOCHANS ROAD SUTTON GRANGE VIC 3448** the vendor in relation to the transaction state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994*

Date:

27 / 03 / 2026



Signed: .....

JOHN FREDERICK HEITMANN AS POWER OF ATTORNEY

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

(section 9)

To the purchaser:

I, **MELANIE SUSAN WOMERSLEY** of **147 FROME STREET ADELAIDE SA 5000** certify that 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: 25/3/26



Signed: .....

Person authorised to act on behalf of Vendor's agent (pursuant to the agent's written authority)

**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 one 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

<p>1.1 Mortgage of land</p> <p><b>NOT APPLICABLE</b></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>Number of mortgage (if registered):</p> <p>Name of mortgagee:</p>	
<p>1.2 Easement (whether over the land or annexed to the land)</p> <p><b>Note—</b></p> <p>"Easement" includes rights of way and party wall rights</p> <p><b>*REFER PROPERTY INTEREST REPORT: NOTATION IN RESPECT OF STATUTORY EASEMENTS – THIS NOTICE DOES NOT NECESSARILY IMPLY THAT ANY STATUTORY OR OTHER EASEMENT EXISTS</b></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> <b>REFER PROPERTY INTEREST REPORT – STATUTORY EASEMENTS</b></p> <p>Description of land subject to easement: <b>PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE</b></p> <p>Nature of easement: <b>STATUTORY EASEMENTS</b></p> <p>Are you aware of any encroachment on the easement? <b>NO</b></p> <p>If YES, give details:</p> <p>If there is an encroachment, has approval for the encroachment been given? <b>N/A</b></p> <p>If YES, give details:</p>	<p><b>YES*</b></p> <p><b>NO</b></p> <p><b>YES</b></p>

<p>1.3 Restrictive covenant</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> BY-LAWS, SCHEME DESCRIPTION, DEVELOPMENT CONTRACT</p> <p>Nature of restrictive covenant: REFER BY-LAWS, SCHEME DESCRIPTION, DEVELOPMENT CONTRACT</p> <p>Name of person in whose favour restrictive covenant operates: <b>COMMUNITY CORPORATION 26046 INC.</b></p> <p>Does the restrictive covenant affect the whole of the land being acquired? <b>YES</b></p> <p>If NO, give details:</p> <p>Does the restrictive covenant affect land other than that being acquired? <b>YES</b></p>	<p>YES</p> <p>NO</p> <p>YES</p>
<p>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.) <b>NOT APPLICABLE</b></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc:</p> <p>Amount of rent or licence fee:</p> <p>Is the lease, agreement for lease etc in writing?</p> <p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify—</p> <p>(a) the Act under which the lease or licence was granted:</p> <p>(b) the outstanding amounts due (including any interest or penalty):</p>	
<p><b>5. Development Act 1993</b></p>		
<p>5.1 section 42—Condition (that continues to apply) of a development authorisation</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH DEVELOPMENT ACT 1993 SECTION 42 AND AUTHORISATIONS</p> <p>Condition(s) of authorisation: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH DEVELOPMENT ACT 1993 SECTION 42 AND AUTHORISATIONS</p>	<p>YES</p> <p>NO</p> <p>YES</p>
<p><b>6. Repealed Act conditions</b></p>		
<p>6.1</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p>	

<p>Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971 (repealed)</i>, the <i>City of Adelaide Development Control Act 1976 (repealed)</i>, the <i>Planning Act 1982 (repealed)</i> or the <i>Planning and Development Act 1967 (repealed)</i></p> <p><b>NOT APPLICABLE</b></p>	<p><b><i>Are there attachments?</i></b> LOCAL GOVERNMENT (COUNCIL) SEARCH REPEAL ACT CONDITIONS</p> <p>Nature of condition(s):</p>	<p>YES</p>
<p><b>29. Planning, Development and Infrastructure Act 2016</b></p>		
<p><b>29.1</b> Part 5- Planning and Design Code</p>	<p><b><i>Is this item applicable?</i></b></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b></p> <p><b><i>Are there attachments?</i></b> LOCAL GOVERNMENT (COUNCIL) SEARCH PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016 PART 5 – PLANNING AND DESIGN CODE, PLANS DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES</p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</p> <p><b>ZONE: ESTABLISHED NEIGHBOURHOOD (EN)</b></p> <p><b>SUBZONE: NIL</b></p> <p><b>ZONING OVERLAYS: REFER PLANS DATA EXTRACT ZONING OVERLAYS</b></p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? <b>NO</b></p> <p>Is the land designated as a local heritage place? <b>NO</b></p> <p>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? <b>NO</b></p> <p>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: <b>YES</b></p> <p><b>Note</b> - For further information about the Planning and Design Code visit <a href="https://code.plan.sa.gov.au">https://code.plan.sa.gov.au</a></p>	<p>YES</p> <p>NO</p> <p>YES</p>
<p><b>29.2</b> section 127—Condition (that continues to apply) of a development authorisation</p> <p><b>NOT APPLICABLE</b></p>	<p><b><i>Is this item applicable?</i></b></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b></p> <p><b><i>Are there attachments?</i></b> LOCAL GOVERNMENT (COUNCIL) SEARCH PLANS DATA EXTRACT ASSOCIATED DEVELOPMENT AUTHORISATION INFORMATION</p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p>	<p>YES</p>

Condition(s) of authorisation:

### 36. Other Charges

<p><b>36.1</b> Charge of any kind affecting the land (not included in another item)</p> <p><b>*REFER TO ATTACHED STATEMENT AND PARTICULARS SUPPLIED PURSUANT TO SECTION 139 (COMMUNITY TITLE ACT 1996). PURCHASER SHOULD MAKE THEIR OWN ENQUIRIES AS TO ANY AMOUNTS PAYABLE BY THE PURCHASER.</b></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> STATEMENT AND PARTICULARS SUPPLIED PURSUANT TO SECTION 139 (COMMUNITY TITLE ACT 1996)</p> <p>Person or body in whose favour charge exists: <b>STEPHEN FOX BEHALF OF COMMUNITY CORPORATION NO. 26046 INC.</b></p> <p>Nature of charge: <b>REFER TO ATTACHED STATEMENT AND PARTICULARS SUPPLIED PURSUANT TO SECTION 139 (COMMUNITY TITLE ACT 1996)</b></p> <p>Amount of charge (if known): <b>REFER TO ATTACHED STATEMENT AND PARTICULARS SUPPLIED PURSUANT TO SECTION 139 (COMMUNITY TITLE ACT 1996)</b></p>	<p>YES</p> <p>NO*</p> <p>YES</p>
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### Schedule—Division 2—Other particulars

(section 7(1)(b))

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

- 1 Name of community corporation: **COMMUNITY CORPORATION NO. 26046 INC.**  
Address of community corporation: **22 FISHER STREET FULLARTON SA 5063**
- 2 Application must be made in writing to the community corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the community corporation for the documents referred to in 6 unless those documents are obtained from the Lands Titles Registration Office.
- 3 Particulars supplied by the community corporation or known to the vendor:
  - (a) particulars of contributions payable in relation to the lot (including details of arrears of contributions related to the lot): **REFER TO ATTACHED STATEMENT AND PARTICULARS SUPPLIED PURSUANT TO SECTION 139 (COMMUNITY TITLE ACT 1996)**
  - (b) particulars of assets and liabilities of the community corporation: **REFER TO ATTACHED STATEMENT AND PARTICULARS SUPPLIED PURSUANT TO SECTION 139 (COMMUNITY TITLE ACT 1996)**
  - (c) particulars of expenditure that the community corporation has incurred, or has resolved to incur, and to which the owner of the lot must contribute, or is likely to be required to contribute: **REFER TO ATTACHED STATEMENT AND PARTICULARS SUPPLIED PURSUANT TO SECTION 139 (COMMUNITY TITLE ACT 1996)**
  - (d) if the lot is a development lot, particulars of the scheme description relating to the development lot and particulars of the obligations of the owner of the development lot under the development contract: **ATTACHED**
  - (e) if the lot is a community lot, particulars of the lot entitlement of the lot: **280/1,000**

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

- 4 Documents supplied by the community corporation that are enclosed:
- (a) a copy of the minutes of the general meetings of the community corporation and management committee for the 2 years preceding this statement:  
**ANNUAL GENERAL MEETINGS FOR THE TWO YEARS PRECEDING HAVE BEEN ATTACHED. NO MANAGEMENT COMMITTEE MEETINGS HAVE BEEN PROVIDED BY THE MANAGER AND THEREFORE THERE ARE NONE ATTACHED**
  - (b) a copy of the statement of accounts of the community corporation last prepared; **ATTACHED**
  - (c) a copy of current policies of insurance taken out by the community corporation. **CERTIFICATE OF CURRENCY ATTACHED**
- 5 If "not known" has been specified for any particulars in 3 or a document referred to in 4 has not been supplied, set out the date of the application made to the community corporation and give details of any other steps taken to obtain the particulars or documents concerned:
- 6 The following documents are enclosed:
- (a) a copy of the scheme description (if any) and the development contract (if any);
  - (b) a copy of the by-laws of the community scheme.
- YES**
- 7 The following additional particulars are known to the vendor or have been supplied by the community corporation: **REFER TO ATTACHED STATEMENT AND PARTICULARS SUPPLIED PURSUANT TO SECTION 139 (COMMUNITY TITLE ACT 1996)**
- 8 Further inquiries may be made to the secretary of the community corporation or the appointed community scheme manager.

Name: **STEPHEN FOX**

Email Address: **STEPHEN.FOX@INTERNODE.ON.NET**

**Note—**

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

## Schedule—Division 3—Community lots and strata units

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

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

#### Governance

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

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

#### Use of your property

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

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

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

#### Are you buying a debt?

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

#### Expenses

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

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

#### Guarantee

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

## Contracts

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

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

## Buying off the plan

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

## Mixed use developments—voting rights

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

## Further information

The Real Estate Institute of South Australia provides an information service for enquiries about real estate transactions, see [www.reisa.com.au](http://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](http://www.aicsa.com.au).

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](http://www.lsc.sa.gov.au)

You can also seek advice from a legal practitioner.

**Annexures**

The following documents are annexed hereto -

Property Interest Report

Copy of certificate(s) of title to the land

Local Government (Council) Search

Community Plan 26046

Community Corporation search pursuant to Community titles Act 1996 and enclosures

By-Laws, Scheme Description, Development Contract

SA Water, Emergency Service Levy and Land Tax Searches

Form R3 – Buyers Information Notice

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**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 \_\_\_\_\_ 2026

Signed: \_\_\_\_\_

\_\_\_\_\_  
Purchaser(s)

# Property Interest Report

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

Title Reference	CT 6057/368	Reference No. 2764152
Registered Proprietors	E P*HEITMANN	Prepared 16/03/2026 15:59
Address of Property	Unit 1, 22 FISHER STREET, FULLARTON, SA 5063	
Local Govt. Authority	THE CORPORATION OF THE CITY OF UNLEY	
Local Govt. Address	PO BOX 1 UNLEY SA 5061	

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

## Table of Particulars

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

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

Prescribed encumbrance Particulars (Particulars in bold indicates further information will be provided)

### 1. General

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

### 3. ***Burial and Cremation Act 2013***

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.3 section 50(2) - Agreement to vest land in a council or the Crown to be held as open space

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

State Planning Commission in the Department for Housing and Urban Development has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any notice affecting this title

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

## 6. Repealed Act conditions

- |     |   |   |
|-----|---|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed) | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
|-----|---|---|

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

## 7. Emergency Services Funding Act 1998

- |     |                                 |   |
|-----|---------------------------------|---|
| 7.1 | section 16 - Notice to pay levy | <b>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.</b><br><br><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|-----|---------------------------------|---|

## 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
<b>9. <i>Fences Act 1975</i></b>		
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
<b>10. <i>Fire and Emergency Services Act 2005</i></b>		
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
<b>11. <i>Food Act 2001</i></b>		
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
<b>12. <i>Ground Water (Qualco-Sunlands) Control Act 2000</i></b>		
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
<b>13. <i>Heritage Places Act 1993</i></b>		
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
<b>14. <i>Highways Act 1926</i></b>		
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
<b>15. <i>Housing Improvement Act 1940 (repealed)</i></b>		
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
<b>16. <i>Housing Improvement Act 2016</i></b>		

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

**17. *Land Acquisition Act 1969***

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

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

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

Act

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

## 19. **Land Tax Act 1936**

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

## 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](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

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

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

## Additional Information

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

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

## Notices

---

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

#### ***Landscape South Australia 2019***

Water Resources Management - Taking of underground water

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

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

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

## Certificate of Title

**Title Reference:** CT 6057/368  
**Status:** CURRENT  
**Edition:** 2

## Dealings

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

## Priority Notices

NIL

## Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
01/04/2010	20/04/2010	11371102	SCHEME DESCRIPTION	FILED	C26046
01/04/2010	20/04/2010	11371103	DEVELOPMENT CONTRACT	FILED	C26046
25/08/2017	29/08/2017	12784442	BY-LAWS	FILED	C26046

## Registrar-General's Notes

No Registrar-General's Notes exist for this title

REAL PROPERTY ACT, 1886



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



## Certificate of Title - Volume 6057 Folio 368

Parent Title(s) CT 5843/204  
 Creating Dealing(s) ACT 11371100  
 Title Issued 29/04/2010 Edition 2 Edition Issued 12/05/2010

### Estate Type

FEE SIMPLE

### Registered Proprietor

ELAINE PATRICIA HEITMANN  
 OF 22 FISHER STREET FULLARTON SA 5063

### Description of Land

LOT 1 PRIMARY COMMUNITY PLAN 26046  
 IN THE AREA NAMED FULLARTON  
 HUNDRED OF ADELAIDE

### Easements

NIL

### Schedule of Dealings

NIL

### Notations

Dealings Affecting Title NIL  
 Priority Notices NIL

#### Notations on Plan

Lodgement Date	Dealing Number	Description	Status
01/04/2010	11371102	SCHEME DESCRIPTION	FILED
01/04/2010	11371103	DEVELOPMENT CONTRACT	FILED
25/08/2017	12784442	BY-LAWS	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

## Certificate of Title

**Title Reference** CT 6057/368  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 12520193  
**Address for Notices** U 1/22 FISHER ST FULLARTON 5063  
**Area** 436m<sup>2</sup> (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

ELAINE PATRICIA HEITMANN  
OF 22 FISHER STREET FULLARTON SA 5063

## Description of Land

LOT 1 PRIMARY COMMUNITY PLAN 26046  
IN THE AREA NAMED FULLARTON  
HUNDRED OF ADELAIDE

## Last Sale Details

There are no sales details recorded for this property

## Constraints

### Encumbrances

NIL

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
0918242206	CURRENT	Unit 1, 22 FISHER STREET, FULLARTON, SA 5063

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
01/04/2010 15:10	11371102	SCHEME DESCRIPTION	FILED
01/04/2010 15:10	11371103	DEVELOPMENT	FILED

Lodgement Date	Dealing Number	Descriptions	Status
		CONTRACT	
25/08/2017 11:44	12784442	BY-LAWS	FILED

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

<b>Valuation Number</b>	0918242206
<b>Type</b>	Site & Capital Value
<b>Date of Valuation</b>	01/01/2025
<b>Status</b>	CURRENT
<b>Operative From</b>	01/07/2010
<b>Property Location</b>	Unit 1, 22 FISHER STREET, FULLARTON, SA 5063
<b>Local Government</b>	UNLEY
<b>Owner Names</b>	ELAINE PATRICIA HEITMANN
<b>Owner Number</b>	12520193
<b>Address for Notices</b>	U 1/22 FISHER ST FULLARTON 5063
<b>Zone / Subzone</b>	EN - Established Neighbourhood
<b>Water Available</b>	Yes
<b>Sewer Available</b>	Yes
<b>Land Use</b>	1310 - Ground Floor Home Unit Only
<b>Description</b>	6HDG
<b>Local Government Description</b>	Residential

## Parcels

Plan/Parcel	Title Reference(s)
C26046 LOT 1	CT 6057/368

## Values


Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$920,000	\$1,300,000			
Previous	\$770,000	\$1,125,000			

---

## Building Details

<b>Valuation Number</b>	0918242206
<b>Building Style</b>	High Quality Conventional
<b>Year Built</b>	2011
<b>Building Condition</b>	Very Good
<b>Wall Construction</b>	Rendered
<b>Roof Construction</b>	Tiled (Terra Cotta or Cement)
<b>Equivalent Main Area</b>	203 sqm
<b>Number of Main Rooms</b>	6

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

PURPOSE:	PRIMARY COMMUNITY	AREA NAME:	FULLARTON	APPROVED:	EMMANUEL CALABIO 15/03/2010	  <b>C26046</b>  SHEET 1 OF 2  21430_text_01_v03_Version_3
MAP REF:	6628/49/B	COUNCIL:	THE CORPORATION OF THE CITY OF UNLEY	DEPOSITED:	JENNY COTTNAM 19/04/2010	
LAST PLAN:	F53876	DEVELOPMENT NO:	090/C047/08/001/24261			

AGENT DETAILS:	JEANES & SOMMERVILLE 4/77 O'SULLIVAN BEACH ROAD LONSDALE SA 5160 PH: (08) 83263588 FAX: (08) 83264882	SURVEYORS CERTIFICATION:	I PETER IAN JEANES , a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996 2nd day of March 2010 Peter Jeanes Licensed Surveyor
AGENT CODE:	JESO		
REFERENCE:	3986_CP_V01_PJ		

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5843	204		ALLOTMENT(S)	79	F	15847	ADELAIDE		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION

ANNOTATIONS: THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 02 / 03 / 2010

# C26046

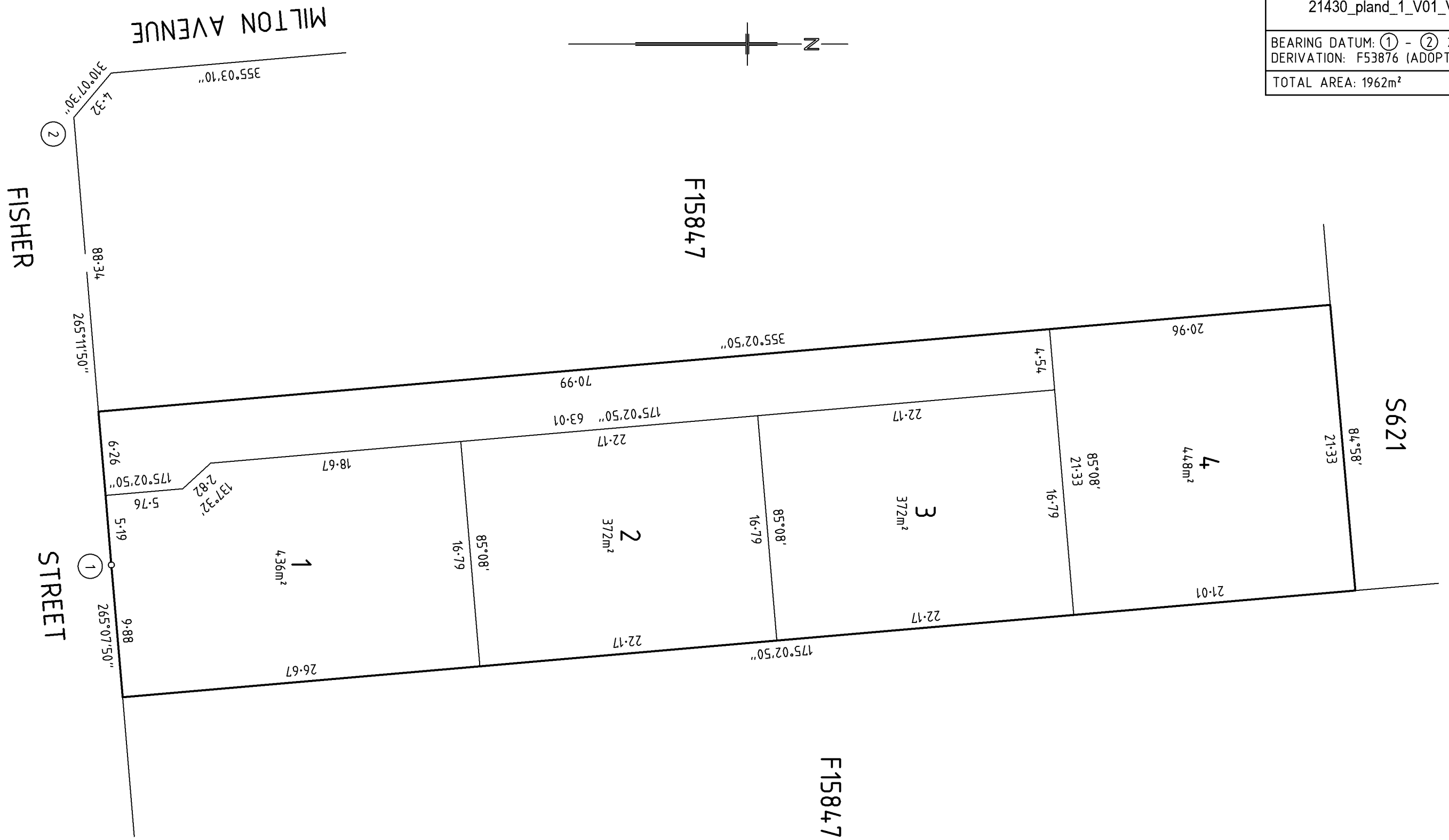
SHEET 2 OF 2

21430\_pland\_1\_V01\_Version\_3

BEARING DATUM: ① - ② 265°11'50"  
DERIVATION: F53876 (ADOPTED)

TOTAL AREA: 1962m<sup>2</sup>

## LOCATION PLAN



JEANES & SOMMERVILLE SURVEYORS PTY. LTD.  
PHONE: (08) 8326 3588 FAX: (08) 83264882  
REF: 3986 CP V03 020310



LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

**C 26046**

THIS IS SHEET **1** OF **1** SHEETS

APPROVED

DEPOSITED



19 / 4 / 2010



APPLICATION 11371100

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENTS	SUBDIVIDED
1	280	
2	230	
3	230	
4	260	
AGGREGATE	1000	

CERTIFICATE OF LAND VALUER

I **Jarrod Harper** being  
a land valuer within the meaning of the Land Valuer Act 1994  
certify that this schedule is current for the purposes of the  
Community Titles Act 1996

Dated the **10<sup>th</sup>** day of **March 2010**

  
.....  
Signature of Land Valuer

FORM ORIGINALS AVAILABLE  
LF 12784442



11:44 25-Aug-2017  
1 of 1

LANDS TITLES REGISTRATION OFFICE  
SOUTH AUSTRALIA  
LODGEMENT FOR FILING UNDER THE  
COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR OFFICE  
PURPOSES ONLY

SERIES NO	PREFIX
	LF

AGENT CODE

LODGED BY: STEPHEN FOX <sup>Stexp</sup>

CORRECTION TO: Stexp

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT  
(COPIES ONLY)

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

\$160.00

PICK-UP NO.	
-------------	--

CORRECTION	PASSED
FILED	<p>29 AUG 2017</p> <p><i>[Signature]</i></p> <p>REGISTRAR-GENERAL SOUTH AUSTRALIA</p>

\* Strike through the inapplicable

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

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

**INSTRUMENT AFFECTED** LF 11371101

**PLAN No.** C26046

To the Registrar-General,

Certification of copy of by laws as varied and resolution

I, Stephen Fox of 3/22 Fisher Street Fullarton SA 5063, being an officer of Community Corporation No. 26046 Incorporated certify that—

(a) the copy of the by laws attached to this certificate is a true copy of the by laws as varied by ~~special~~/unanimous resolution of the corporation on 17th August 2017; and

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

Date:

Signed:



.....

Stephen Fox - Presiding Officer.

**MEETING HELD TO VARY BY-LAWS**

**MEETING DATE:** 17 August 2017

**MEETING VENUE:** 2/22 Fisher Street, Fullarton, SA 5063

**ATTENDANCE AT MEETING BY LOT HOLDERS:** Lot 1-Mrs Heitmann, Lot 2-Mr & Mrs Mitchell, Lot 3-Mr Fox, Lot 4-Mr Brennan.

Extract from meeting held on 17 August 2017 at 2/22 Fisher Street, Fullarton, SA 5063 to alter the by-laws. The motion to vary the By-Laws was moved by Mrs Heitmann and seconded by Mrs Mitchell. It was unanimously resolved that a new subclause 12.2 be included in the By-Laws.

---

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

*"12.2 Lotholders of Lots 2,3 & 4 shall be jointly responsible for the maintenance and landscaping of the common property"*

Date: 25 August 2017

Signed:



Stephen Fox

*(PRESIDENTIAL OFFICER)*

- 19 A person bound by these By-laws shall:
- 19.1 Indemnify and forever hold harmless the Corporation from and against all and any actions, claims, demands, losses, damages, costs and expenses which the Corporation shall or may become liable in respect of or arising out of injury personal or in respect of property (suffered by any person in or about the Lot or Common Property) except and to the extent that such loss or injury was caused or contributed to by the negligence of the Corporation;
  - 19.2 Occupy and use and keep the Lot at the risk in all things of the Lotholder and the Lotholder hereby releases to the full extent permitted by law the Corporation from any and all claims, demands and damages of every kind resulting from any accident, damage or injury occurring therein except and to the extent that any such claims, demands and damages arise or as a consequence of the negligence of the Corporation or any servant or agent of the Corporation.

**PART 14 -CHANGE IN OWNERSHIP**

- 14 A Lotholder must immediately notify the Community Corporation of any change in ownership of any Lot, or any change of address of a Lotholder.

**PART 15 - OFFENCE**

- 15 A person who contravenes or fails to comply with a provision of these By-laws is guilty of an offence.

Maximum penalty: \$500.

**PART 16 -BREACH**

- 16 Where a Lotholder has acted in breach of these By-laws and the Corporation has incurred expense in remedying such breach, the Corporation shall be entitled to recover such expense from that Lotholder.

**PART 17 -WAIVER**

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

**PART 18 - NOTICE**

- 18 Any notice required to be served under these By-laws shall be sufficiently served on the Lotholder if left on the Lot addressed to the Lotholder or if addressed to the Lotholder at the last known address of the Lotholder and forwarded by pre-paid post and if a notice is given by post it shall be deemed served at the same time when in ordinary course of post it would be delivered at the address to which it was sent.

**PART 19 - INDEMNITY AND RELEASE**

TERMS OF INSTRUMENT NOT  
CHECKED BY LANDS OFFICE

11.2 Notwithstanding By-law 11.1, above an Occupier of a Lot or a visitor to the Lot who suffers from a disability may keep or bring onto the Lot a dog that is trained to assist in respect of that disability.

11.3 Where a Lotholder or Occupier, or any other person who is on the Common Property with a Lotholder or Occupier's consent (express or implied), brings a pet onto a Lot or the Common Property, that Lotholder or Occupier is:

- (a) liable to the Lotholder or Occupier and all other persons lawfully on the Common Property for any noise which is disturbing to an extent which is unreasonable and for damage to or loss of property or injury to any person caused by the pet; and
- (b) responsible for cleaning up after the pet has used any part of a Lot or any part of the Common Property.

**PART 12 - LANDSCAPING**

- 12 12.1 Each Lotholder or Occupier shall keep the garden of that Lot maintained to a high standard.
- 12.2 Lotholders of Lots 2, 3 & 4 shall be jointly responsible for the maintenance and landscaping of the common property

**PART 13 - CORPORATION'S RIGHT TO LEVY AND RECOVER MONEY**

- 13 13.1 The Corporation may recover any money owing to it under the By-laws as a debt. The Corporation will levy Lotholders for expenses it is authorised and obliged to incur.
- 13.2 A Lotholder of a Lot must pay or reimburse the Corporation on demand for the costs charges and expenses of the Corporation in connection with contemplated or actual enforcement, or preservation of any rights under the By-laws in relation to the Lotholder.
- 13.3 The costs, charges and expenses recoverable by the Corporation shall include without limitation, those expenses incurred in retaining any independent consultant or other person to evaluate any matter of concern and its administration costs in connection with those events.
- 13.4 The Corporation may charge interest on any overdue monies owed by a Lotholder of a Lot to the Corporation at the rate of 2% per annum above the rate quoted by the Corporation's Bankers on overdraft accommodation less than \$100,000.00 calculated on daily balances commencing from the day that the money becomes due for payment.

services to the Lot or for the blockage of any sewers, wastes, drains, gutters, downpipes or stormwater drains from any cause whatsoever.

#### **PART 9 - INSURANCE**

- 9
- 9.1 The Corporation shall review on an annual basis all insurances effected by it and the need for new insurances.
- 9.2 Notice of an Annual General Meeting of the Corporation must include a form of motion to decide whether insurances effected by the Corporation should be confirmed, varied or extended.
- 9.3 The Lotholder must not, except with the approval of the Corporation, do anything that might:
- (a) void or prejudice insurance effected by the Corporation; or
  - (b) increase any insurance premium payable by the Corporation.
- 9.4 Each Lotholder is required to effect Public Liability Insurance cover for an minimum amount of \$10,000,000 or such other minimum amount as determined by the Corporation from time to time to cover any person or persons whilst they are in or on the Lotholder's Lot.
- 9.5 The Lotholder must provide the Corporation, as requested by the Corporation from time to time, evidence of a current policy of insurance effected by the Lotholder in terms of clause 9.4.

#### **PART 10 - MAINTENANCE OF A LOT**

- 10
- 10.1 The Lotholder or Occupier must keep the Lot, clean, tidy and in good repair and condition.
- 10.2 The Corporation may give a notice to a Lotholder or Occupier requiring compliance with this By-Law.

#### **PART 11 - KEEPING OF PETS**

- 11
- 11.1 The Lotholder or Occupier must not except with the approval of the Corporation keep more than one dog and/or one cat on a Lot.

- 7.3 use any language or behave in a manner likely to cause offence or embarrassment to others when on the Community Parcel;
- 7.4 damage or deface any building or sign or structure on the Community Parcel;
- 7.5 disobey reasonable directions or requests from an officer of the Corporation;
- 7.6 carry on a business of buying or selling or offering or exposing for sale any goods, merchandise, commodity or services on any portion of the Community Parcel without the consent of the Corporation;
- 7.7 use any portion of the Community Parcel as a business premises at which goods are sold to the public by retail or at which services are provided to the public or to which the public is invited to negotiate for the sale of services without the consent of the Corporation;
- 7.8 obstruct any persons lawful access to any Lot or to the Common Property; and
- 7.9 park or stand a motor vehicle in a parking space or elsewhere allocated for others or on a part of the Community Parcel on which the parking or standing of motor vehicles is not authorised by the Corporation and the Corporation shall in addition to any other power, authority, duty and function imposed or conferred upon the Corporation have the power to tow away any motor vehicle parked or standing in contravention of these By-laws at the expense of the person whose act or default has occasioned such contravention and such person shall indemnify the Corporation in respect of all claims for costs and damages arising out of such actions.

#### **PART 8 - STATUTORY SERVICES**

- 8 8.1 The service lines in respect of water, sewerage, stormwater, electricity, gas and telephone services to the Community Parcel shall be as detailed in the Community Plan (if any). The Corporation shall be responsible for the maintenance repair and replacement of those services within the Common Property and the costs of any maintenance, repair and upkeep of the statutory services, including but not limited to any pumps and sumps, will be borne only by the Lotholders of Lots 2, 3 and 4 in equal shares.
- 8.2 The Corporation shall not in any circumstances be liable to the Lotholder for any loss or damage suffered by the Lotholder for any malfunction, failure to function or interruption of or to the water, gas, electricity, telephone or other

visitors, for access and egress to and from each Lot and for the provision of services.

- 3.3 The Common Property is as shown on Page 2 of the Primary Plan of the Community Plan.

#### **PART 4 - INTERNAL FENCING**

- 4 The Fences Act 1975 (as amended) applies as between Lotholders of adjoining Lots.

#### **PART 5 - GARBAGE**

- 5
- 5.1 The Lotholder or Occupier must not on the Community Parcel dispose of any rubbish or other material except by depositing the same in the receptacle or areas (if any) specifically provided.
- 5.2 The Corporation will be responsible for the collection and removal of residential and commercial waste and may appoint a contractor to attend to the collection and removal of it and will take reasonable measures to minimise disruption to Occupiers.

#### **PART 6 - ROAD MAINTENANCE**

- 6 The Corporation shall be responsible for the maintenance, repair and replacement of the Common Property which forms the internal road and the costs of any maintenance, repair and upkeep of the internal road will be borne only by the Lotholders of Lots 2, 3, and 4 in equal shares.

#### **PART 7 - PROHIBITED ACTIVITIES**

- 7 A person bound by these By-laws must not on the Community Parcel:.
- 7.1 make or allow their visitors to make undue noise in or about the Community Parcel;
- 7.2 interfere or allow their visitors to interfere with others' use or enjoyment of the Community Parcel;

"Occupier" of a Lot includes, if the Lot is unoccupied, the Lotholder of the Lot;

- 1.2 Unless the contrary intention appears the following applies:
  - 1.2.1 a reference to an instrument includes any variation or amendment of it
  - 1.2.2 a reference to a statute, or other law includes all regulations and other instruments under it and/or relating to it and any and consolidations, amendments, re-enactments or replacements of any of them
  - 1.2.3 the singular includes the plural and vice versa and words of any gender include every gender
  - 1.2.4 "person" includes a firm, a body corporate, an association or an authority or a corporation
  - 1.2.5 a reference to a person means and includes a reference to a person's executors, administrators, successors, substitutes (including, without limitation persons taking by novation) and assigns
  - 1.2.6 a reference to a day means the period of time commencing at midnight and ending 24 hours later

If the whole or any part of a provision of these By-laws is invalid, unenforceable or illegal, it shall be severed. The remainder of these By-laws will remain in full force and effect notwithstanding any severance.

## **PART 2 - PERMITTED USE**

- 2 No Lot shall be used or occupied otherwise than as a residence.

## **PART 3 -COMMON PROPERTY**

- 3
  - 3.1 The Corporation is responsible for the administration, management and control of the Common Property.
  - 3.2 The Common Property is, subject to the Act and these By-laws, for the common use and enjoyment of residents in the Community Parcel and their

**COMMUNITY TITLES ACT, 1996**  
**COMMUNITY SCHEME BY-LAWS**

**PLAN NO. \***

**WARNING**

The terms of these By-laws are binding on the Community Corporation, the Owners and occupiers of the Community Lots comprising the Community Parcel and persons entering the Community Parcel.

These By-laws relate to the control and preservation of the essence or theme of the Community Corporation and as such may only be amended or revoked by unanimous resolution of the Community Corporation in accordance with Section 39 of the Community Titles Act.

**PART 1 - PRELIMINARY**

1. Interpretation

1.1 In these By-laws:

"Act" means the Community Titles Act 1996 as amended;

"Common Property" means the Common Property created by the Community Plan;

"Corporation" means Community Corporation Number \* Inc. constituted in accordance with Part of the Act and includes an officer, agent, servant, contractor or representative of the Corporation appointed in writing;

"Community Parcel" means the whole of the land comprised in the Community Plan;

"Community Plan" means Community Plan No. \*;

"Lot" means a Community Lot comprised in the Community Plan;

"Lotholder" means the Owner of a Lot; and

TERMS OF INSTRUMENT NOT  
CHECKED BY LANDS OFFICE

BY-LAWS Page 2 of 10  
Development No. 090/C047/08

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CHECKED BY LANDS OFFICE

**BY-LAWS**  
**COMMUNITY PLAN NO. 26046**

**22 Fisher Street Fullarton**

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



Stephen Fox,  
3/22 Fisher Street,  
Fullarton  
SA 5063

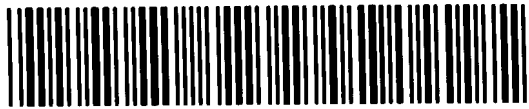
"THIS IS THE COPY OF THE BY-LAWS REFERRED TO IN  
THE ATTACHED CERTIFICATE"



PRESIDING OFFICE

25 AUGUST 2017

Orig. LF 11371102



15:10 1-Apr-2010

3 of 4

Fees: \$0.00

Prefix
LF
Series
No.
3

LANDS TITLES REGISTRATION  
OFFICE  
SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE  
COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE &  
STAMP DUTY PURPOSES ONLY**

**BELOW THIS LINE FOR AGENT USE ONLY**

AGENT CODE

Lodged by: }

Correction to: } CORSERS

CRS1 71

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

Lands Services Group

11:04 12/04/2010 01-003543

REGISTRATION FEE \$117.00 ✓

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

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

ITEM(S)	AGENT CODE

PICK-UP NO.	
CP	

CORRECTION	PASSED <input checked="" type="checkbox"/>
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FILED 19.4.2010  
*[Signature]*  
pro REGISTRAR-GENERAL



TERMS OF INSTRUMENT NOT  
CHECKED BY LANDS TITLES OFFICE

**SCHEME DESCRIPTION**

**COMMUNITY PLAN NO. 26046**

**22 FISHER STREET FULLARTON**

TERMS OF INSTRUMENT NOT  
CHECKED BY LANDS TITLES OFFICE

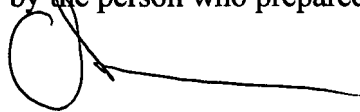
## SCHEME DESCRIPTION

### COMMUNITY PLAN NO. 26046

#### INDEX

1. Identification of the Community Parcel, Lots and Common Property.
2. Purpose for which the Lots and Common Property may be used.
3. Standard of buildings and other improvements.
4. Other important features of the scheme.
5. Other information required by the regulations.

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



.....  
Christopher Gill  
Corsers, Level 4/122 Pirie Street  
ADELAIDE SA 5000

✓  
✓

TERMS OF INSTRUMENT NOT  
CHECKED BY LANDS TITLES OFFICE**1. Identification of the Community Parcel, Lots and Common Property**

- 1.1 The Community Parcel and the Lots and Common Property into which the Community Parcel is to be divided are identified in Community Plan No. 26046.
- 1.2 The Community Plan is a primary plan being the division of one allotment into four Lots and Common Property.
- 1.3 The Community Plan is part of a residential land development in which the owner will complete the construction of a roadway and install service infrastructure on the Common Property.

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

- 2.1 The Lots shall be used for residential purposes.
- 2.2 Not more than one dwelling may be erected on any Lot in the Primary Plan.
- 2.3 The Common Property shall be used as a driveway to the Lots and for the accommodation of service infrastructure.
- 2.4 The Common Property improvements shall be erected and completed in accordance with the City of Unley Development Number 195/2009 as amended from time to time.

**3. Standard of Buildings and Other Improvements**

In the event the owners elect to erect or construct a dwelling and associated improvements and any landscaping on each Lot then the dwelling, improvements and landscaping erected or constructed shall be of a high standard and the materials to be used on the Lots will be of high standard or such higher standard as the owner may determine.

**4. Other Important Features of the Scheme**

There shall be no division of a Lot by a Secondary Community Plan.

TERMS OF INSTRUMENT NOT  
CHECKED BY LANDS TITLES OFFICE

5. **Other Information Required by the Regulations**

No other information is required by the regulations.

COUNCIL ENDORSEMENT


The City of Unley hereby endorses the Scheme Description in accordance with Section 14(4)(d) of the Community Titles Act 1996.

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

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

Dated the 30 day of March 2010

Signed for and on behalf of the City of Unley by  
an authorised officer under the Development Act 1993



.....  
Signature of Council authorised person

Witness



.....  
Full Name of Witness

DONNY MICHEL

Business Hours Telephone Number

8372 5184

916

*Unley*

# DECISION NOTIFICATION FORM

DEVELOPMENT ACT, 1993

	Date	Sign
Admin	13/02	CC
Res		
Environ. Serv.	13/02	A
Water		
Streets		
Selections		
Drafting	25/3/09	W.S.
Estimating		

9 February 2009

Ian Wood Homes Pty Ltd  
327 Goodwood Road  
GOODWOOD SA 5034

**RE: DEVELOPMENT APPLICATION NUMBER 090/492/2007/C2**

**FOR:** Demolish existing dwellings and construct four single storey group dwellings with garages, verandah and front fence with masonry pillars -  
Building Code of Australia Classification: 1A 10A 10B

**AT:** 22 Fisher Street, Fullarton SA 5063

Further to your abovementioned application for development you are informed of the recent decision on the Development Application, including all required consents, as follows:

## DEVELOPMENT APPLICATION DECISION

(THE 'DETAILS OF DECISION' SECTION *MUST* BE READ AND COMPLIED WITH)

NATURE OF CONSENTS	Lodgement Date	Consent Required	Consent	Consent Date
Development Plan Consent	4 June 2007	Required	Planning Consent Granted	8 October 2007
Building Private Certification	18 November 2008	Required	Building Consent Granted	17 November 2008

**Development Application Determination**

**Approved**

**9 February 2009**

### LAPSE OF APPROVAL

A Development Approval is valid for a period of 12 months from the Date of Decision (or date any Appeal is determined). It will LAPSE and become void if the development is not substantially commenced before that time. Further, it should be completed within three (3) years from the Date of Decision or action may be taken by Council, at the owner's cost, to either remove or complete the development.

### APPEALS

If you are aggrieved by the decision or any condition imposed you may appeal to the Environment, Resources and Development Court within two months of receiving this Decision Notification. The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide 5000 (Postal Address, GPO Box 2465, Adelaide 5001).

CITY of VILLAGES

Civic Centre 181 Unley Road  
Unley, South Australia 5061  
Postal PO Box 1  
Unley, South Australia 5061

Telephone (08) 8372 5111  
Facsimile (08) 8271 4886  
Email pobox1@unley.sa.gov.au  
Website www.unley.sa.gov.au

## DETAILS OF DECISION

Reasons for this decision and/or the conditions imposed are set out hereunder:

1. That the development herein approved shall be undertaken in accordance with the plans and details accompanying the application to the satisfaction of Council except where varied by conditions below (if any).
2. All stormwater from the building and site shall be disposed of so as to not adversely affect any properties adjoining the site or the stability of any building on the site. Stormwater shall not be disposed of over a crossing place and any connection to the street water table is subject to application and shall be in accordance with any requirements and to the satisfaction of Council.
3. That details of any airconditioning requiring approval under the Development Act shall be submitted to and approved by Council.
4. The construction of the crossing place(s)/alteration to existing crossing places shall be carried out in accordance with any requirements and to the satisfaction of Council at full cost to the applicant. An application to install or amend a crossing place must be made to Council on the appropriate application form.
5. That any necessary alterations to existing public infrastructure (stobie poles, lighting, traffic signs and the like) shall be carried out in accordance with any requirements and to the satisfaction of the relevant service providers.
6. That a detailed landscaping plan, which indicates the species and location of proposed trees and shrubs on the site shall be submitted to and approved by the Council prior to or at the time of application for Provisional building rules consent with such works being completed prior to the building being occupied.
7. That the applicant shall meet all costs associated with removing the existing street tree on Fisher Street and the planting of a replacement tree to the satisfaction of Council.
8. A minimum clearance of 1.0 metre between driveway crossover(s) and existing street tree(s) be provided.

### NOTES PERTAINING TO PLANNING CONSENT:

- That any damage to the road reserve, including road, footpaths, public infrastructure, kerb and guttering, street trees and the like shall be repaired by Council at full cost to the developer or owner.
- It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.
- The applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence or the erection of a new boundary fence, a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 8463 3555 or refer to their web site at [www.lsc.sa.gov.au](http://www.lsc.sa.gov.au).

- The emission of noise from the premises is subject to control under the Environment Protection Act and Regulations, 1993 and the applicant (or person with the benefit of this consent) should comply with those requirements.
- The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.

#### **BUILDING RULES CONSENT DETAILS OF DECISION:**

##### **1. CERTIFIER**

This application has been privately certified by Tecon Australia Pty Ltd.

The Private Certifier's Building Rules Consent **Conditions** and **Notes** are included in the Development Approval documentation.

##### **2. MANDATORY NOTIFICATIONS**

Pursuant to Section 59 of the Development Act, the person proposing to undertake or undertaking building work on land (or who is in charge of such work) must give Unley Council a minimum of one (1) business day's notice of the following stages of building work:

- placement of concrete in any footing, slab, beam, column or other structural member
- completion of the building work (Written statement of compliance must be provided to the Council within ten (10) business days after completion of the building work.)

**NOTE: Penalties may apply for failure to notify. Maximum penalty is \$10,000 as noted in Section 59 of the Development Act 1993.**

#### **NOTES PERTAINING TO BUILDING RULES CONSENT:**

##### **WRITTEN STATEMENT**

A person must not occupy a Class 1a building under the Building Code before a notice of completion of building work is given. The relevant person (a licensed builder or if no such builder exists, a registered building work supervisor or a private certifier) must provide a written statement to the relevant authority in accordance with the requirements of regulation 83AB. This statement must declare that the building work carried out on the building is in accordance with the relevant approval (disregarding any variations of a minor nature which has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the written consent of the relevant authority).

##### **BOUNDARY**

For building work prescribed in regulation 75, the building owner, must, at least 28 days before the building work is commenced cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work, as required by Section 60.

Boundary fences shall not be removed without prior consultation with adjoining owners The Fences Act requires you to notify your neighbour of any alteration to any existing fence

(Telephone advice: Legal Services Commission of SA 1300 366 424).

### WC FACILITY

The owner of the premises is required to provide on-site toilet accommodation for any contractor. Where it is not possible to provide a toilet pan connected to the sewer together with sufficient water for its flushing, at least one self-contained chemical w/c unit shall be provided at the commencement of any work on the site. Long-drop, trench or nightsoil pan facilities are not permitted.

(Enquiries: Environmental Health Section 8372 5115).

### INFRASTRUCTURE

The attached approval is only for building work carried out within the site boundaries. All work relating to new, altered or damaged crossing places, stormwater discharge pipes under the public footpath, underground electrical services, street trees, public footpaths and kerbing will require a separate application. Required work will be undertaken by Council at the expense of the applicant. Application forms are available at the Council offices.

(Enquiries: Infrastructure Department 8372 5164).

### ENVIRONMENTAL PROTECTION

During demolition and construction activities materials must be handled, moved and transported in a manner that prevents dust emissions; airborne dust particles must be prevented from damaging the amenity of neighbouring properties and adversely affecting human health.

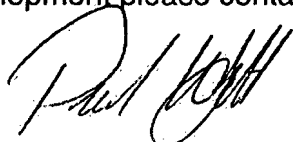
### NOISE

The owner and the builder are responsible for compliance with the requirements of the Environment Protection Act 1993 for noise from building sites

**IMPORTANT:** This consent does not imply compliance with the Electricity Act, 1996 as amended (building within prescribed distances of adjacent power lines), the Gas Act 1997, the Environment Protection Act 1993, the Waterworks Act, the Telecommunications Act, the Occupational Health, Safety & Welfare Act, the (State) Equal Opportunity Act, 1984, or with the Commonwealth Disability Discrimination Act, 1993 as amended or with any of the regulations under those Acts. It is the responsibility of the owner and the person erecting the building to ensure compliance with same.

### ENQUIRIES

If you have any enquiries in respect to the Decision or require further assistance with the requirements regarding undertaking and completing the proposed building work and development please contact the Development Section of Council on 08 8372 5111.



**AUTHORISED OFFICER OF COUNCIL**



**AUTHORISED BUILDING OFFICER OF COUNCIL**

## **IMPORTANT REMINDER FOR DEVELOPERS AND BUILDERS**

The new Environment Protection (Water Quality) Policy 2003 prohibits the pollution of the stormwater system and our natural waters. Every person, business and government authority is required to maintain an environmental duty of care. In relation to building sites, this requires reasonable measures to be implemented on-site to ensure that our natural resources such as our creeks, rivers and oceans can be enjoyed by current and future generations.

**Under the new Water Quality Policy, failure to comply with any of these obligations may result in the issuing of \$300 on-the-spot fines and other penalties of up to \$30,000.**

All development and building work is covered by the Environmental Protection Act, 2003 and the Local Government Act, 1999. The Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry is provided by the EPA as a guide to help comply with the legislation. Practical advice can be found in the Handbook for Pollution Avoidance on Building Sites.

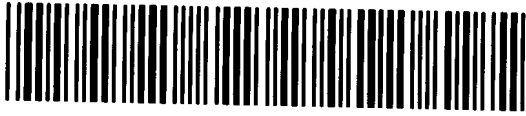
General advice for applicants, developers and contractors:

- Do not allow soil, cement slurry, or any other building materials, or leaf and other organic materials to enter the stormwater system (this includes gutters, drains and waterways, even if they are dry) – **it is important to keep soil on site**
- Ensure appropriate dust control measures are in place (i.e. watering dust prone areas and limiting soil movement during windy periods). Water must not be used to control dust or other pollutants resulting from building works unless water is applied from a hand-held hose fitted with a trigger nozzle, or directly from a motor vehicle designed to carry/deposit water.
- Ensure all reasonable measures are taken to minimise noise levels (ensure noise does not exceed 45dB (A) outside the hours of 7am – 7pm, Monday to Saturday and 9am – 7pm on Sunday and Public Holidays)
- Particularly noisy activities such as masonry sawing, jack hammering, chainsawing or chipping should commence after 9.00am

It is important that all employees and contractors understand their responsibilities.

For further information, please refer to the **Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry**, and the **Handbook for Pollution Avoidance on Building Sites**. Alternatively contact the City of Unley, Environmental Health Section on 8372 5155.

F Orig. LF 11371103



15:10 1-Apr-2010

4 of 4

Fees: \$0.00

LANDS TITLES REGISTRATION  
OFFICE  
SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE  
COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE &  
STAMP DUTY PURPOSES ONLY**

Prefix
<b>LF</b>
Series
No.
4

**BELOW THIS LINE FOR AGENT USE ONLY**

AGENT CODE

Lodged by:

Correction to: } CORSEERS

CRS1 71

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

1. ....
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Lands Services Group

11:04 12/04/2010 02-003543

REGISTRATION FEE \$117.00 ✓

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

ITEM(S)	AGENT CODE

PICK-UP NO.	
CP	

CORRECTION	PASSED 
FILED  19-4-2010 pro  REGISTRAR-GENERAL	

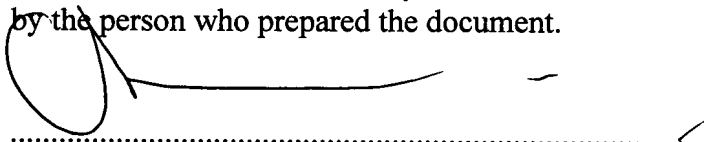
TERMS OF INSTRUMENT NOT  
CHECKED BY LANDS TITLES OFFICE

## DEVELOPMENT CONTRACT

COMMUNITY PLAN NO. 26046

22 FISHER STREET FULLARTON

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



..... ✓  
Christopher Gill  
Corsers, Level 4/122 Pirie Street  
ADELAIDE SA 5000 ✓

**COMMUNITY TITLES ACT 1996  
DEVELOPMENT CONTRACT**

**COMMUNITY PLAN NO. 26046**

**1. Interpretation**

In this Development Contract:

“Act means the *Community Titles Act 1996*.

“By-Laws” means the By-Laws filed with this Development Contract.

“Common Property” means the Common Property defined in the Plan of Community Division.

“Community Parcel” means the land situated at 22 Fisher Street Fullarton in the State of South Australia being the whole of the land comprised in the Certificate of Title Volume 5843 Folio 204.

“Corporation” means the Community Corporation established when the Plan of Community Division is deposited by the Registrar General in the Lands Titles Registration Office.

“Council” means the City of Unley.

“Developer” means Ian Wood Homes Pty Ltd of 327 Goodwood Road Kings Park SA 5034 and any other owner of the Community Parcel prior to deposit of the Plan of Community Division and after the deposit of the Plan of Community Division includes the owner or owners of the Development Lot.

“Development Consent” means the development authorisation under the Development Act 1993 approved by the Council as amended or modified from time to time.

“Lots 1 to 4” means the 4 original community lots to be created on the deposit of the community scheme to which this Development Contract applies.

“Plan of Community Division” means the community plan deposited with this Development Contract.

TERMS OF INSTRUMENT NOT  
CHECKED BY LANDS TITLES OFFICE

“Scheme Description” means the Scheme Description filed with this Development Contract.

## 2. Important Notice

2.1 This Development Contract contains details of a community scheme which is proposed to be developed on the Community Parcel.

Interested parties are advised that the obligations contained in this Development Contract may only be varied or terminated in accordance with the provisions of Sections 50, 69(8) or 70(8) of the Act.

2.2 This Contract should not be considered alone, but in conjunction with the results of searches and enquiries made in respect of the community scheme concerned. Attention is drawn in particular to the Scheme Description and By-laws which set out the management rules governing this community scheme and which provide details of the rights and obligations of lot owners under this community scheme and the manner in which the community scheme will be developed by the developer.

2.3 Further particulars about details of the scheme are available at:

2.3.1 the Council, and

2.3.2 the Development Assessment Commission.

2.4 The terms of this Development Contract are binding on the Developer. In addition the Developer covenants with the owners and subsequent owners of Lots 1 to 4 and each of them severally to develop the Common Property in accordance with the Development Consent within 3 months of practical completion of the last of the dwellings constructed on the Lots or by 30 June 2011 whichever occurs first.

## 3. Description of Development

The property known as 22 Fisher Street Fullarton South Australia being the whole of the land comprised in Certificate of Title Volume 5843 Folio 204.

## 4. Common Property

The Developer shall install service infrastructure and construct a pebble paved driveway for use by the owners and occupiers of all Lots within the community scheme over portion of the Common Property as delineated in Development Number

TERMS OF INSTRUMENT NOT  
CHECKED BY LANDS TITLES OFFICE

090/492/2007 as submitted to the City of Unley and amended from time to time and delineated on the plan annexed hereto.

**5. Developer's Authorisation**

Development authorisation under the Development Act 1993 will need to be obtained before the proposed development can be undertaken by the Developer. The obligations of the Developer under this Development Contract are expressly subject to such planning authorisation being obtained. In the event that planning authorisation cannot be obtained by the Developer so as to allow it to proceed with the division and/or development of Lots 1 to 4 inclusive then the Developer's obligations under this Development Contract are extinguished.

**6. Developer's Undertakings**

6.1 The Developer undertakes to the owners and occupiers from time to time of the community lots and to the Corporation that in carrying out the proposed development it will interfere as little as is reasonably practicable with the use and enjoyment by the owners and occupiers of the community lots and the Common Property.

6.2 The Developer undertakes to the owners and occupiers from time to time of the community lots and the Corporation that it will pay the costs of repairing any damage caused by the Developer to a community lot or to the Common Property or to any building or other property on any community lot or the Common Property.

**7. Timing of and Access for Development Work**

The Developer will cause the building work to be carried out on the Common Property by its workmen and contractors between Monday to Friday of each week between the hours of 8.00 am and 5.30 pm and on Saturday between the hours of 9.00 am and 4.00 pm. The Developer proposes to obtain access for the Development Work via the Common Property.

**8. Services**

8.1 Electricity, Telephone and Gas

8.1.1 Electricity wiring and telephone wiring are to be provided and installed by the Developer so that each community lot can be connected to electricity and telephone.

TERMS OF INSTRUMENT NOT  
CHECKED BY LANDS TITLES OFFICE

8.1.2 The electricity wiring and telephone wiring are to be constructed underground within the common property.

8.1.3 Separate electricity meter boxes for each community lot shall be installed by the Developer.

9.2 Water and Sewerage

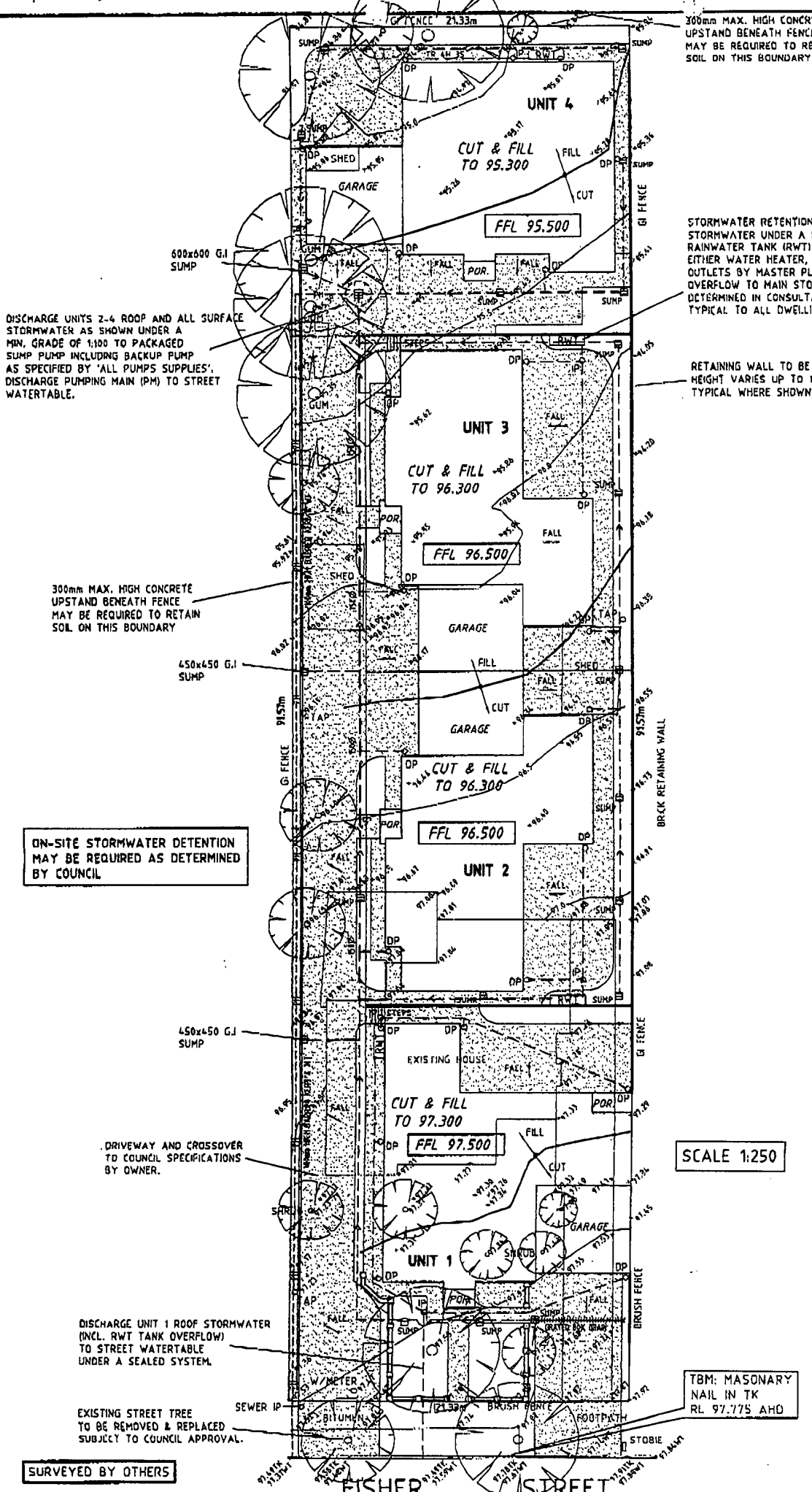
9.2.1 The Developer shall provide and install water and sewerage services connected to each community lot.

9.2.2 Water, sewerage and stormwater services will be constructed by the Developer underground within the Community Parcel.

DATED the 31<sup>ST</sup> day of MARCH 2010

Executed by IAN WOOD  
HOMES PTY LTD in  
accordance with s127(1) of the  
Corporations Act 2001:-

  
.....  
Sole Director/Secretary



300mm MAX. HIGH CONCRETE UPSTAND BENEATH FENCE MAY BE REQUIRED TO RETAIN SOIL ON THIS BOUNDARY

STORMWATER RETENTION REQUIREMENT. MIN. 50m<sup>2</sup> OF ROOF STORMWATER UNDER A SEALED SYSTEM TO MIN. 1000 LITRE RAINWATER TANK (RWT). RAINWATER TO BE PLUMBED TO EITHER WATER HEATER, TOILET, OR LAUNDRY COLD WATER OUTLETS BY MASTER PLUMBER TO AS/NZS 3500 (NOT SHOWN). OVERFLOW TO MAIN STORMWATER SYSTEM. LOCATION TO BE DETERMINED IN CONSULTATION WITH PLUMBER. TYPICAL TO ALL DWELLINGS.

RETAINING WALL TO BE CONSTRUCTED. HEIGHT VARIES UP TO 1.0m APPROX. TYPICAL WHERE SHOWN THUS.

DISCHARGE UNITS 2-4 ROOF AND ALL SURFACE STORMWATER AS SHOWN UNDER A MIN. GRADE OF 1:100 TO PACKAGED SUMP PUMP INCLUDING BACKUP PUMP AS SPECIFIED BY 'ALL PUMPS SUPPLIES'. DISCHARGE PUMPING MAIN (PM) TO STREET WATERTABLE.

300mm MAX. HIGH CONCRETE UPSTAND BENEATH FENCE MAY BE REQUIRED TO RETAIN SOIL ON THIS BOUNDARY

ON-SITE STORMWATER DETENTION MAY BE REQUIRED AS DETERMINED BY COUNCIL

DRIVEWAY AND CROSSOVER TO COUNCIL SPECIFICATIONS BY OWNER.

DISCHARGE UNIT 1 ROOF STORMWATER (INCL. RWT TANK OVERFLOW) TO STREET WATERTABLE UNDER A SEALED SYSTEM.

EXISTING STREET TREE TO BE REMOVED & REPLACED SUBJECT TO COUNCIL APPROVAL.

**LEGEND:**

- > 90Ø STORMWATER PIPE
- > 150Ø STORMWATER PIPE
- DP DOWN PIPE
- IP INSPECTION POINT
- ≡ SUMP MIN. 250 SQ. SUMP WITH GALV. GRATED COVER. UNO.
- ▬ PERIMETER PAVING MIN. 1000mm WIDE.
- ▽ EMBANKMENT/BATTER (REFER NOTE 5.)

**NOTES:**

- 1) ALL SURFACE, SUBSURFACE, STORMWATER & AGRICULTURAL DRAINS, PAVING, RELATIVE LEVELS AND FALLS TO BE IN ACCORDANCE WITH THE ENGINEERS SPECIFICATIONS.
- 2) ALL STORMWATER DRAINS AS DIRECTED TO BE A MINIMUM 90mm DIAMETER PVC PIPE.
- 3) ANY NECESSARY OR NOMINATED SPOONDRAINS, SUMPS, GRATED INLETS, GRATED BOX DRAINS, AGRICULTURAL DRAINS AND FINISHED SURFACE FALLS ARE TO ENSURE ALL SURFACEWATER IS COLLECTED AND DISCHARGED DIRECTLY TO THE COUNCIL STORMWATER SYSTEM. WHERE SURFACE WATER CAN NOT BE DISCHARGED TO THE COUNCIL STORMWATER SYSTEM UNDER A GRADE, AN APPROPRIATE SUMP PUMP IS TO BE USED. (NOT SHOWN) SPOON DRAINS ARE TO BE PRECAST OR FORMED CONCRETE. SET A MINIMUM 20mm DOWN BELOW ADJACENT PAVING LEVEL WITH THE INVERT OF THE DRAIN AT A MINIMUM GRADE OF 1:100.
- 4) SETOUT DIMENSIONS PROVIDED BY ARCHITECT
- 5) EMBANKMENT/BATTER 2 HORIZ. : 1 VERT. UNLESS NOTED OTHERWISE BY ENGINEER. BATTERS SHOWN ARE INDICATIVE ONLY. BATTERS MAY VARY WITH SITE CONDITIONS.

SCALE 1:250

TBM: MASONRY NAIL IN TK RL 97.775 AHD

<p><b>Herriot CONSULTING</b></p> <p>ONE AND STRUCTURAL ENGINEERS</p> <p>173 Fullerton Road Dunlich SA 5065 P: 08 8431 4555 F: 08 8431 4520 GST/STRUCT (IFY) LTD ADN: 49 112 016 467</p>		<p>PREPARED FOR :-</p> <p><b>IAN WOOD HOMES</b></p>	
		<p>NO.22 FISHER STREET FULLARTON</p> <p><b>SITWORKS &amp; DRAINAGE PLAN</b></p>	
SCALE 1:250	DATE OF ISSUE		
DRAWN JR	OCTOBER 2008		
DESIGNED JR	SHEET 1 OF 1		
CHECKED AL	FILE No.	Rev.	
	0809-100		
TOTAL P.02			

Form 1 On Frome  
 UNIT 1  
 147 Frome Street  
 ADELAIDE SA 5000

Date: 17 March 2026  
 Cert. No: 25849  
 Ref. No: HIETMANN:11897

**REQUEST FOR PROPERTY INFORMATION**

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

**PROPERTY ADDRESS:** 1 / 22 Fisher Street, Fullarton SA 5063  
 Owner: E P Heitmann  
 C/- John Heitmann  
 286 Carnochans Road  
 SUTTON GRANGE VIC 3448

**PROPERTY DESCRIPTION**

Assessment No:	456647 7	Valuer Gen No:	0918242206
Section / Lot:	CP 26046 Unit 1		
Volume / Folio	CT-6057/368		
Ward	Fullarton	Hundred:	Adelaide

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

Rates and Fines in Arrears	\$0.00
Rates and Charges for current Fiscal Year (2025/26) which were adopted by Council on the 23 June 2025 and payable on or before 1 September 2025	\$2,229.00
*Less Council Rebate	\$0.00
Fines and Interest for current Fiscal Year	\$ 0.00
Sundry other charges upon the Land	\$0.00
Less Payments/Adjustments Received	(\$1,672.00)
Balance	
• rates and other monies due and payable includes legal costs, solicitors fees etc.	\$557.00
	\$ 0.00
<b>TOTAL BALANCE</b>	<b>\$557.00</b>

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

Authorised Officer 

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

**ADVISORY NOTE**

Building Fire Risk

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

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

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

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

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

**Section 42 – Condition(s) (that continue to apply) of a development authorisation.**

(Note: this applies to all approvals under any development, planning or building legislation)

**APPLICATION NUMBER: 090/937/2008/DIV**

**Description of Development: Land division - Community Title - Create 4 allotments from 1 existing**

**Development Approval: 31-Oct-2008**

This application is subject to the following conditions:

That the Development herein approved shall be undertaken in accordance with the plans and details accompanying the application to the satisfaction of Council except where varied by conditions below (if any).

**APPLICATION NUMBER: 090/492/2007/C2**

**Description of Development: Demolish existing dwellings and construct four single storey group dwellings with garages, verandah and front fence with masonry pillars**

**Development Approval: 09-Feb-2009**

This application is subject to the following conditions:

That the Development herein approved shall be undertaken in accordance with the plans and details accompanying the application to the satisfaction of Council except where varied by conditions below (if any).

All stormwater from the building and site shall be disposed of so as to not adversely affect any properties adjoining the site or the stability of any building on the site.

Stormwater shall not be disposed of over a crossing place and any connection to the street water table is subject to application and shall be in accordance with any requirements and to the satisfaction of Council.

That details of any airconditioning requiring approval under the Development Act shall be submitted to and approved by Council.

The construction of the crossing place(s)/alteration to existing crossing places shall be carried out in accordance with any requirements and to the satisfaction of Council at full cost to the applicant. An application to install or amend a crossing place must be made to Council on the appropriate application form.

That any necessary alterations to existing public infrastructure (stobie poles, lighting, traffic signs and the like) shall be carried out in accordance with any requirements and to the satisfaction of the relevant service providers.

That a detailed landscaping plan, which indicates the species and location of proposed trees and shrubs on the site shall be submitted to and approved by the Council prior to or at the time of application for Provisional building rules consent with such works being completed prior to the building being occupied.

That the applicant shall meet all costs associated with removing the existing street tree on Fisher Street and the planting of a replacement tree to the satisfaction of Council.

A minimum clearance of 1.0 metre between driveway crossover(s) and existing street tree(s) be provided.

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

**Repealed Act conditions** (that continue to apply) of approvals or authorisations granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed).

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

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

Section 50(1) – Requirement to vest land in Council or the Crown to be held as open-space.	N/A
Section 50(2) – Requirement to vest land in Council or the Crown to be held as open-space.	N/A
Order under Section 55 of the Development Act, 1993 to remove work or notice or order under Section 56 of that Act to complete development.	N/A
Land Management Agreement under Section 57 of the Development Act, 1993 (and under Planning Act, 1982).	N/A
Emergency order under Section 69 of the Development Act, 1993.	N/A
Fire Safety Notice under Section 71 of the Development Act, 1993.	N/A
Enforcement Notice under Section 84 or Order under Sections 85(6), 85(10) of the Development Act, 1993.	N/A
Proceedings under Division 2 of Part 11 of the Development Act, 1993.	N/A
<b>Fire and Emergency Services Act 2005</b>	
Section 56 – Notice of action required concerning flammable materials on land	N/A
Section 83 – Notice of action required to protect against outbreak or spread of fire	N/A
<b>Food Act 2001</b>	
Section 44 – Improvement Notice	N/A
Section 46 – Prohibition Order	N/A
<b>Housing Improvement Act 2016</b>	
Section 23 – Declaration that house is undesirable or unfit for human habitation	N/A
Date of Declaration	N/A
Particulars required to be provided under Section 23	N/A
<b>Local Government Act</b>	
For information pursuant to Local Government Act, 1934 and charges against the land, see front page.	
For information pursuant to Local Government Act, 1999 and charges against the land, see front page.	
<b>Local Nuisance and Litter Control Act 2016</b>	
Section 30 – Nuisance or litter abatement notice	N/A
<b>Planning, Development and Infrastructure Act 2016</b>	
Part 5 – Planning and Design Code	
Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):	

**Refer to the PlanSA Section 7 Report attached.**

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

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

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

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

**Refer to PlanSA** - [https://plan.sa.gov.au/have\\_your\\_say/code-amendments](https://plan.sa.gov.au/have_your_say/code-amendments)

Section 141 – Order to remove or perform work No

Section 142 – Notice to complete development No

Section 155 – Emergency Order No

Section 157 – Fire safety notice No

Section 192 or 193 Land Management Agreement No

Section 198(1) – Requirement to vest land in the Council to be held as private open space No

Section 198(2) – Requirement to vest land in the Council to be held as private open space No

Part 16 Division 1 – Proceedings No

Section 213 – Enforcement notice No

Section 214(6),214(10) or 222 – Enforcement Order No

**South Australian Public Health Act 2011**

Section 92 – Notice N/A

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

**Building Indemnity Insurance**

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

Are there any *applicable* Building Indemnity Insurance details? **YES**

**PRESCRIBED PARTICULARS OF BUILDING INDEMNITY INSURANCE**

Certificate No.:	Cert Nos 05.HWI.0077544.05 (Unit 1), 05-HWI.0077547.05 (Unit 2), 05-HWI.0077554.05 (Unit 3) & 05.HWI.0077556.05 (Unit 4)
Name(s) of persons(s) insured:	P Heitmann
Name of insurer:	CGU Home Warranty Insurance
Name of Builder:	Ian Wood Homes Pty Ltd
Description of insured building work:	Construction of new residential dwellings at Unit 1, Unit 2, Unit 3 & Unit 4, No 22 Fisher Street Fullarton SA 5063
Limitations on the liability of the insurer:	\$200,000 each unit x 4
Issue Date:	16 October 2008

**Further information held by councils**

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

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

**NO**

**Note:**

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

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

It should be noted that:

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

**ENQUIRIES**

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

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

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

**AUTHORISED OFFICER**

# Data Extract for Section 7 search purposes

Valuation ID 0918242206

**Data Extract Date:** 17/03/2026

## 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:** C26046 FL1

**Certificate Title:** CT6057/368

**Property Address:** UNIT 1 22 FISHER ST FULLARTON SA 5063

## 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.

#### **Affordable Housing**

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

#### **Co-located Housing**

The Co-located Housing Overlay seeks to facilitate the development of a new form of shared housing which provides for greater housing diversity while also retaining established built form / streetscape character and urban tree canopy.

#### **Historic Area (Un25)**

The Historic Area Overlay aims to reinforce historic themes and characteristics through conservation, contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Historic Area Statement. The demolition of whole or part of a building within the Historic Areas Overlay requires a development application to be submitted for assessment and can only proceed if approved.

### **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.

### **Traffic Generating Development**

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

### **Urban Tree Canopy**

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

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

No

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

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

### **Is the land designated as a Local Heritage Place**

No

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

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

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

No

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

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

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

### Associated Development Authorisation Information

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

No

### Land Management Agreement (LMA)

No

Account Number 09 18242 20 6	L.T.O Reference CT6057368	Date of issue 17/3/2026	Agent No. 7627	Receipt No. 2764152
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FORM 1 ON FROME  
LEVEL 1 147 FROME ST  
ADELAIDE SA 5000  
info@form1onfrome.com.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

Customer:	EP HEITMANN	C/- J HEITMANN
Location:	U1 22 FISHER ST FULLARTON LT 1 C26046	
Description:	6HDG	Capital Value: \$1 300 000
Rating:	Residential	

### Periodic charges

Raised in current years to 31/3/2026

			\$
	Arrears as at: 30/6/2025	:	0.00
Water main available:	1/7/2010	Water rates	246.90
Sewer main available:	1/7/2010	Sewer rates	575.25
		Water use	38.89
		SA Govt concession	348.00CR
		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	513.04CR
		Balance outstanding	0.00

Degree of concession: 100.00%    Date granted: 22/8/2011

Recovery action taken: FULLY PAID

Next quarterly charges:    Water supply: 82.30                      Sewer: 191.75                      Bill: 8/4/2026

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

The last Water Use Year ended on 23/06/2025.

From 1/7/2015, Save the River Murray Levy charges no longer apply.

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

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

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

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

## South Australian Water Corporation

Name: EP HEITMANN C/- J HEITMANN      Water & Sewer Account      Acct. No.: 09 18242 20 6      Amount: \_\_\_\_\_

Address:  
U1 22 FISHER ST FULLARTON LT 1 C26046

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### Payment Options

**EFT**

EFT Payment

Bank account name: SA Water Collection Account  
BSB number: 065000  
Bank account number: 10622859  
Payment reference: 0918242206



Bill code: 8888  
Ref: 0918242206

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](http://bpay.com.au)



Paying online

Pay online at [www.sawater.com.au/paynow](http://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: 0918242206





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: 2764152

FORM 1 ON FROME  
L1/147 FROME ST  
ADELAIDE SA 5000

**DATE OF ISSUE**

18/03/2026

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

<b>OWNERSHIP NUMBER</b>	<b>OWNERSHIP NAME</b>			
12520193	E P HEITMANN			
<b>PROPERTY DESCRIPTION</b>				
1 / 22 FISHER ST / FULLARTON SA 5063 / LT 1 C26046				
<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> <small>(A "+" indicates multiple titles)</small>	<b>CAPITAL VALUE</b>	<b>AREA / FACTOR</b>	<b>LAND USE / FACTOR</b>
0918242206	CT 6057/368	\$1,300,000.00	R4 1.000	RE 0.400
<b>LEVY DETAILS:</b>				
	<b>FIXED CHARGE</b>	\$	50.00	
	<b>+ VARIABLE CHARGE</b>	\$	439.90	
	<b>- REMISSION</b>	\$	346.85	
	<b>- CONCESSION</b>	\$	46.00	
	<b>+ ARREARS / - PAYMENTS</b>	\$	-97.05	
	<b>= AMOUNT PAYABLE</b>	\$	0.00	
<b>FINANCIAL YEAR</b>				
2025-2026				

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

**EXPIRY DATE** 16/06/2026



**Government of South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**OFFICIAL: Sensitive**

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)  
Phone: (08) 8372 7534

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456285</b> <b>Ref: 7015854818</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Community Emergency Services Fund</b>, along with this <b>Payment Remittance Advice</b> to: <b>Please refer below.</b> <b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></p>
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**ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.**



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865  
Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2764152

DATE OF ISSUE

18/03/2026

FORM 1 ON FROME  
L1/147 FROME ST  
ADELAIDE SA 5000

**ENQUIRIES:**

Tel: (08) 8372 7534

Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)

**OWNERSHIP NAME**

E P HEITMANN

**FINANCIAL YEAR**

2025-2026

**PROPERTY DESCRIPTION**

1 / 22 FISHER ST / FULLARTON SA 5063 / LT 1 C26046

**ASSESSMENT NUMBER**

0918242206

**TITLE REF.**

(A "+" indicates multiple titles)

CT 6057/368

**TAXABLE SITE VALUE**

\$920,000.00

**AREA**

0.0436 HA

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

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

**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**

**16/06/2026**



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

**No payment is required on this Certificate**

**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](http://www.revenuesa.sa.gov.au)  
Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)  
Phone: (08) 8372 7534

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456293</b> <b>Ref: 7015854925</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Commissioner of State Taxation</b>, along with this <b>Payment Remittance Advice to:</b> <b>Please refer below.</b> <b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></p>
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**ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.**

**FORM 1 ON FROME**  
LEVEL 1, 147 FROME STREET  
ADELAIDE SA 5000  
EMAIL: INFO@FORM1ONFROME.COM.AU



**VENDOR:** HEITMANN  
**ADDRESS:** UNIT 1, 22 FISHER STREET FULLARTON  
**LOT ENTITLEMENT:** 280/1000  
**COMMUNITY PLAN:** CP26046

**COMMUNITY CORPORATION STATEMENT**

The following details are required to be provided pursuant to the Community Titles Act 1996. Please answer the following questions and provide the additional information if applicable (if any of these questions or statement are not applicable, please answer *NOT APPLICABLE*): -

- a) Has any amendment been made to the Community Corporation By-laws? YES | **NO**  
*If yes, please provide details:*
  
- b) Has the Community Corporation passed any resolution(s) authorising or sanctioning any act on the part of any person which otherwise would be contrary to or inconsistent with the said By-laws? YES | **NO**  
*If yes, please provide details.*
  
- c) Is any occupier of any Lot in the said plan presently in breach of the Community Titles Act or said By-laws with respect to that person's Lots? YES | **NO**  
*If yes, please provide details:*

**1. FINANCIAL DETAILS**

- a) Is there a maintenance/sinking fund? YES | **NO**  
*If Yes, Please complete the Maintenance Contribution as below:*  
  
Amount Payable by the Said Unit: \$ \_\_\_\_\_ Per \_\_\_\_\_ Paid to \_\_\_/\_\_\_/20\_  
  
Total Amount Payable by all Unit owners: \$ \_\_\_\_\_ Per \_\_\_\_\_ Paid to \_\_\_/\_\_\_/20\_
  
- b) Is there an administration fund? YES | **NO**  
*If Yes, Please complete the Administration Contribution as below:*  
  
Amount Payable by the Said Unit: \$ \_\_\_\_\_ Per \_\_\_\_\_ Paid to \_\_\_/\_\_\_/20\_  
  
Total Amount Payable by all Unit owners: \$ \_\_\_\_\_ Per \_\_\_\_\_ Paid to \_\_\_/\_\_\_/20\_

c) Arrears for the said unit are as follows:

Admin Fund: \$ NOT APPLICABLE Interest: \$ N/A

Sinking Fund: \$ N/A Other Arrears: \$ N/A

TOTAL ARREARS ARE: \$ N/A as at  / /. Next contribution due:  / /

d) Total Arrears for the corporation are as follows:

Admin Fund: \$ N/A Interest: \$ N/A

Sinking Fund: \$ N/A Other Arrears: \$ N/A

TOTAL ARREARS ARE: \$ N/A as at  / /.

**2. FINANCIAL STATEMENT OF THE COMMUNITY TITLE**

The Corporation's funds are maintained in a bank account at: NAB

The fund currently stands to the credit of: \$ 239-12 as at 22/3/26.

Administration Fund: \$ N/A

Sinking Fund: \$ N/A (for future projects)

**3. AMOUNTS CLAIMED TO REMEDY A BREACH**

The amount at present recoverable by the corporation in respect of the said Lot to remedy a breach or to undertake certain works to the Lot pursuant to the Community Titles Act 1996 is \$ NIL

**4. WORK PERFORMED AND CHARGEABLE TO THE SUBJECT LOT**

Certain works have been carried out for the benefit of the Lot pursuant to the Community Titles Act 1996 and as a result the said Lot owes an amount of \$ NIL to the Corporation

OR

\*There is no amount recoverable by the corporation in respect of the said Lot pursuant to the Community Titles Act 1996.

**5. FUTURE LEVIES**

\*The corporation has already or is about to commence certain works or repairs and as result the owner of the said Lot will be required to contribute.

\*The estimated amount of such expenditure is \$ NIL

\*The general nature of such repairs or works is NONE - APPLICABLE.

**6. ASSETS AND LIABILITIES OF THE CORPORATION**

NONE.

ASSETS		LIABILITIES	
Item	Value	Creditor	Amount
	\$		\$
<b>Total</b>	\$		\$
<b>Surplus/Deficiency</b>			\$

**7. UNAUTHORIZED STRUCTURAL WORK**

\*There is no breach of the Community Titles Act 1996.

OR

\*The owner of this Lot is in breach of the Community Titles Act 1996 and in particular the following works have been undertaken without the authorisation of the Community Corporation

**8. Details of Community Corporation Insurance**

How much is the Insurance per year? \$ 1051-07

*Each lot holder share was \$262-77*

9. Water use to be paid by \*Corporation / Owner; Or each lot has a separate meter ( please circle)

Is the Insurance shared equally between each unit/house owner? YES | NO

**Please provide a current copy of the Certificate of Currency of Insurance**

In accordance with the Community Titles Act 1996, the Common Property must be insured as set out in the By-laws. (Public Liability of not less than \$10million and general damages cover for not less than \$20,000.00). The Common Property Insurance is to be in the name of "Community Corporation No. Inc."

**10. Please provide a copy of the following (if available):**

- a) Minutes of general meetings of the Corporation for the last two (2) years;
  - b) Minutes of management committee meetings of the Corporation for the last two (2) years;
  - c) Details of any 'special resolution' or 'unanimous resolution' affecting the lot or common property passed during the last five (5) years;
  - d) Statement of Accounts of the Corporation last prepared;
  - e) Insurance Policy(ies) currently in force by the Corporation;
- Any other information relevant to the Corporation.

**NEXT ANNUAL GENERAL MEETING IS DUE TO BE HELD: 24 8/ 2026.**  
*TO BE HELD AT UNIT 4*

Dated <sup>23</sup> 13 / 2026.

Signed: *Steph Fox*

Name: Stephen Fox

Person authorized to sign on behalf of the Community Corporation

In the Capacity as Presiding Officer / Chairperson

**COMMUNITY CORPORATION #26046 MEETING FOR 22 FISHER ST. FULLARTON SA  
MINUTES OF MEETING #15, MONDAY, 25<sup>TH</sup> AUGUST 2025 AT 3/22 FISHER ST**

**1. Meeting Opened at 2:00 PM. Chairperson S Fox, Minutes P Mitchell**

**2. Apologies & Attendance:**

Apology: P Heitmann & J Heitmann (Unit 1)

Attendance: S & L Fox (Unit 3), K & C Makin (Unit 4), P & B Mitchell (Unit 2).

**3. Community Corporation: Office bearers 2025-6**

All office holder positions were declared vacant and the chair asked for nominations. After discussion, the following were elected unopposed. This was supported unanimously:

Treasurer, K Makin nom L Fox sec B Mitchell

Secretary, P. Mitchell nom B Mitchell sec K Makin

Presiding Officer, S. Fox nom K Makin sec L Fox

**4. Approval of last meeting's minutes 26<sup>th</sup> August 2024:**

Minutes as distributed at the meeting were agreed as an accurate record of proceedings.

K Makin/ L Fox

CARRIED

*Business arising from the minutes* was all covered in the agenda, apart from this item:

4.1 Item 9.a in the minutes, cars exiting the drive. One pedestrian walked into Stephen's [stationary] car without looking. Other reports of near misses. The meeting was reminded of the need for care when exiting.

**5. Correspondence:** a list of correspondence was presented:

- a. CHU Invoice for Insurance. Reminder received from CHU Insurance. All unitholders informed. Further discussion below in item 7.

**ACTION:** Total payable \$1051.07. Each unitholder to contribute \$262.77. Last year the invoice was for the amount of \$924.7, so approximate increase of more than 13%. **Kent** to pay on invoice. Payable by 23 September.

**6. Treasurer's Report:**

- a. Attached. Kent presented his report, which was accepted.

**ACTION: Peter:** To contact John Heitmann by email with copies of the CHU pdf files and a request to pay \$262.77 to community bank account BSB 085458 Account number 235300956 for Unit 1, for Park's share of the Community Association Insurance Plan for 2025-6.

**7. Overview of community maintenance works.**

Sewer pumps: in August of 2024, we submitted a claim for two sewer pumps. We paid an excess of \$2000 and CHU paid \$3478 for the repair.

**ACTION: Nil further action.**

**8. Caretaking roster:**

Was presented and accepted as attached. If a rostered couple is to be away, they will arrange a swap. Stephen has tried to draft a "rolling" roster where the months allocated to each unit vary from year to year.

**ACTION:** Units 2,3 & 4  
Kent, Stephen and Barbara to work out timings of hedge trimming between them

9. **Other Business:**

- a) Crimson spires trimmed on eastern side of drive.
- b) Peter reminded the meeting of the fretted pebble pave in front of unit 2. No immediate action required. We will monitor for any future possible trip hazard.
- c) Peter confirmed that the meeting did not require any action on the upgrading of letterboxes.

10. **NEXT MEETING: AGM 2026 to be held on Monday 24<sup>th</sup> August 2026 2:00 pm at Unit 4.**

Meeting closed at 2:55 pm

SIGNED:

(CHAIR)

(DATE)

**Attachments**

- Treasurer's report
- Caretaking roster
- Email to John Heitmann on behalf of Park

**COMMUNITY CORPORATION #26046 MEETING FOR 22 FISHER ST. FULLARTON SA  
MINUTES OF MEETING #14, MONDAY, 26<sup>TH</sup> AUGUST 2024 AT 2/22 FISHER ST**

**1. Meeting Opened at 2:40 PM. Chairperson S Fox, Minutes P Mitchell**

**2. Apologies & Attendance:**

Apology: P Heitmann

Attendance: S & L Fox (Unit 3), K & C Makin (Unit 4), P & B Mitchell (Unit 2).

**3. Community Corporation: Office bearers 2024-5**

All office holder positions were declared vacant and the chair asked for nominations. After discussion, the following were elected unopposed. This was supported unanimously:

Treasurer, K Makin nom L Fox sec B Mitchell

Secretary, P. Mitchell nom B Mitchell sec K Makin

Presiding Officer, S. Fox nom K Makin sec C Makin

**4. Approval of last meeting's minutes 4 September 2023:**

Minutes as distributed at the meeting were agreed as an accurate record of proceedings.

B Mitchell/ L Fox

CARRIED

*Business arising from the minutes* was all covered in the agenda, apart from these two items:

4.1 Item 4 in the minutes, lights in the drive. Peter replaced the globe in the light outside Unit 2. The 20w globe was replaced with a 15w, which is proving quite satisfactory illumination for the drive.

Peter has two spares available for future replacements.

4.2 Item 8b in the minutes: a decision about the pumps was made necessary when one, then the second, sewer pump failed. PumpX attended promptly and both pumps were replaced. This led to an extraordinary meeting at Unit 2 on 29 July. See later, item 7d.

**5. Correspondence:** a list of correspondence was presented:

a. CHU Invoice for Insurance. Reminder received from CHU Insurance. All unitholders informed. Further discussion below in item 7.

**ACTION:** Total payable \$924.17. The cost of insurance for each unit is \$231.05. Unitholders 2, 3 and 4 to contribute \$200, as calculated on current balance and with Park's share to contribute \$231.05 to the treasurer.

**Kent** to pay on invoice.

**NOTE.**

1. Last year the invoice was for the amount of \$879.65, so approximate increase of 5%

2. The major expense was 9 August payment to PumpX of \$5093

**6. Treasurer's Report:**

a. Attached. Kent presented his report, which was accepted.

**ACTION: Kent:** Cheque to come from Unit 1. Unitholder as Park's contribution of \$231.05 as her share for insurance. This money is to be paid to Kent.

**7. Overview of community maintenance works.**

There were four major points of discussion:

a. Pyrus Capital trees on western side of the drive to be professionally pruned: this has been deferred to 2025 due to cost, and a unanimous agreement that they are not yet in need of pruning.

b. Lights as above 4.1

c. There was concern raised about the practice of the gardener at Unit 1 blowing leaf matter onto the community property i.e. the drive. All agreed that this should not be happening.

**ACTION: Stephen** to alert Park that this is happening and ask her to remind her gardener not to do it.

d. Sewer pumps: it was agreed by all that the Secretary will submit an insurance claim for both pumps, due to fusion (the invoice from PumpX supports this.) We will hold a brief meeting when/if we receive reimbursement from CHU, to determine best use of the reimbursement.

**ACTION: Peter** to submit claim to CHU online. We last submitted a claim in 2018. Then **Peter** to inform others of result of our claim.

8. **Caretaking roster:**

Was presented and accepted as attached. If a rostered couple is to be away, they will arrange a swap. Stephen has tried to draft a “rolling” roster where the months allocated to each unit vary from year to year.

**ACTION:** Units 2,3 & 4

9. **Other Business:**

a. There was detailed discussion of the problem when cars are exiting the drive on to Fisher St. This includes difficulties with pedestrians and scooters on the footpath who are not aware of us exiting, and also the difficulty in us seeing cars on Fisher St past the cars parked along the street, and vegetation there. We discussed possible solutions including a convex mirror on the tree or a pole at the front of the block.

**ACTION: Barbara** to contact Unley Council and ask for their assistance/advice.

Suggestion to **All** to beep at exiting, to warn other road/footpath users.

b. Reminder to all that the speed limit on private property is 10kph. Unitholders to remind visitors of this restriction.

10. **NEXT MEETING: AGM 2025 to be held on Monday 25<sup>th</sup> August 2025 2:30 pm at Unit 3.**

**Meeting closed at 3:25 pm**

**SIGNED:**

**(CHAIR)**

**(DATE)**

**Attachments**

- Treasurer’s report.
- Caretaking roster.
- Letter to Park.

Accounts for Body Corp 01/07/24 - 30/06/25

Opening Bal	80.62
Nett contributions	+5910.00
Park contribution	+231.05
AGL nett	-868.96
Insurance	-924.17
Pump repair nett	-2000.00
Pump callout	-275.00
Bank fee	-3.10
Closing bal	2150.44
Current Bal	300.44



/033208

STRATA CORPORATION NO 26046 INCORPORATED  
 UNIT 4  
 22 FISHER ST  
 FULLARTON SA 5063

**Account Balance Summary**

Opening balance	\$394.81	Cr
Total credits	\$0.00	
Total debits	\$155.69	
<b>Closing balance</b>	<b>\$239.12</b>	<b>Cr</b>

**Statement starts 1 October 2025**  
**Statement ends 31 December 2025**

**Outlet Details**

Unley  
 260 Unley Rd, Unley SA 5061

**Account Details**

COMMUNITY CORPORATION 26046 INCORPORATED  
 BUSINESS EVERYDAY AC  
 BSB number 085-458  
 Account number 23-530-0956

**For Your Information**

*Confirmation of Payee is a new service across the financial services industry to help you avoid scams and paying the wrong person. When you pay a business or person using a BSB and account number in the NAB app or NAB Internet Banking, the service checks the name and account details you've entered with those held by the business or person's bank, and lets you know if the details match. You can then choose whether to go ahead with the payment or pause to check the details again, helping you make sure that the payment is going where you want it to. Confirmation of Payee will also be used when others make payments to you, and the account details they enter will be compared to the account details we hold for you. For more information, visit [nab.com.au/cop](http://nab.com.au/cop)*

**Transaction Details**

Date	Particulars	Debits	Credits	Balance
1 Oct 2025	Brought forward			394.81 Cr
24 Dec 2025	Internet Bpay AGL South Aust P/L 765586759065787044.....	155.69		239.12 Cr

**Summary of Government Charges**

**Explanatory Notes**

Government	From 1 July to date	Last year to 30 June
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.  
 We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.  
 For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.

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/011186

STRATA CORPORATION NO 26046 INCORPORATED  
 UNIT 4  
 22 FISHER ST  
 FULLARTON SA 5063

**Account Balance Summary**

Opening balance	\$2,150.44	Cr
Total credits	\$1,312.77	
Total debits	\$3,068.40	
<b>Closing balance</b>	<b>\$394.81</b>	<b>Cr</b>

**Statement starts 1 July 2025**  
**Statement ends 30 September 2025**

**Outlet Details**

Unley  
 260 Unley Rd, Unley SA 5061

**Account Details**

COMMUNITY CORPORATION 26046 INCORPORATED  
 BUSINESS EVERYDAY AC  
 BSB number 085-458  
 Account number 23-530-0956

**For Your Information**

*Changes to your Terms and Conditions*  
 As of 31 October 2025, the Terms and Conditions for this account will be updated to include the use of PayTo, a new way to authorise and view one-off and recurring payments.  
 To find out how PayTo works visit [nab.com.au/payto](http://nab.com.au/payto)  
 To view a copy of the updated Terms and Conditions, or a summary of the changes including PayTo and other additional changes go to [nab.com.au/businessc](http://nab.com.au/businessc).

**Transaction Details**

Date	Particulars	Debits	Credits	Balance
1 Jul 2025	Brought forward			2,150.44 Cr
6 Aug 2025	Internet Transfer tree trimming .....	1,850.00		300.44 Cr
25 Aug 2025	Please Note From Today Your Dr Interest Rate Is 14.660%			300.44 Cr
28 Aug 2025	Elaine Heitmannpark Heitmann 1/22Insuran ce Body Corpo .....		262.77	
	Lynlee J Foxfox - Ch U insurance.....		350.00	913.21 Cr
29 Aug 2025	Mrs Cecilia Frances Make Insurance Body Corp.....		350.00	1,263.21 Cr
2 Sep 2025	Barbara Mitchellinsu rance .....		350.00	1,613.21 Cr
12 Sep 2025	Internet Transfer 3503544.....	1,051.07		562.14 Cr
24 Sep 2025	Internet Bpay AGL South Aust P/L 765586759065787044.....	167.33		394.81 Cr

*Criminals may use fake invoices, emails and calls to target your business, creating a sense of urgency. You should verify any new payment details by calling the business on their known contact number before paying money to a new account.*  
*Monitor your business transactions closely for suspicious activity.*  
*Never allow unsolicited remote access to any of your devices.*  
*Educate your team to recognise scam and phishing threats and protect your business by staying alert.*  
*Learn more on how to spot the red flags at [nab.com.au/security](http://nab.com.au/security)*

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STRATA CORPORATION NO 26046 INCORPORATED  
 UNIT 4  
 22 FISHER ST  
 FULLARTON SA 5063

**Account Balance Summary**

Opening balance	\$2,150.44	Cr
Total credits	\$0.00	
Total debits	\$0.00	
<b>Closing balance</b>	<b>\$2,150.44</b>	<b>Cr</b>

**Statement starts 28 June 2025**  
**Statement ends 30 June 2025**

**Outlet Details**

Unley  
 260 Unley Rd, Unley SA 5061

**Account Details**

COMMUNITY CORPORATION 26046 INCORPORATED  
 BUSINESS EVERYDAY AC  
 BSB number 085-458  
 Account number 23-530-0956

**Transaction Details**

Date	Particulars	Debits	Credits	Balance
28 Jun 2025	Brought forward			2,150.44 Cr

**Summary of Government Charges**

Government	From 1 July to date	Last year to 30 June
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

**Explanatory Notes**

*Please check all entries and report any apparent error or possible unauthorised transaction immediately.  
 We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.*

*For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.*

181/439230803 / E-35062 S-88789 I-137577



Level 13, 431 King William Street  
Adelaide SA 5000

COMMUNITY CORPORATION NO 26046 INC  
C/- P MITCHELL UNIT 2/22 FISHER STREET  
FULLARTON SA 5063

## Certificate of Currency

### CHU Community Association Insurance Plan

<b>Policy No</b>	ST502858
<b>Policy Wording</b>	CHU COMMUNITY ASSOCIATION INSURANCE PLAN
<b>Period of Insurance</b>	23/09/2025 to 23/09/2026 at 4:00pm
<b>The Insured</b>	COMMUNITY CORPORATION NO 26046 INC
<b>Situation</b>	22 FISHER STREET FULLARTON SA 5063

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### Policies Selected

#### Policy 1 – Community Property

Community property: \$104,195  
Community income: \$15,629  
Common area contents: \$0

#### Policy 2 – Liability to Others

Limit of liability: \$20,000,000

#### Policy 3 – Voluntary Workers

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

#### Policy 4 – Fidelity Guarantee

Sum Insured: \$100,000

#### Policy 5 – Office Bearers' Legal Liability

Not Selected

#### Policy 6 – Machinery Breakdown

Not Selected

#### Policy 7 – Catastrophe Insurance

Not Selected

#### Policy 8 – Government Audit Costs and Legal Expenses

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



Part C: Legal Defence Expenses: \$50,000

**Flood Cover is included.**

**Flood Cover Endorsement**

Flood cover is included.

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

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

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

Date Printed

13/09/2025

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM563 - 1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

*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 you check the website: [www.cbs.sa.gov.au](http://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 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 organochlorines (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

## Enjoyment

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

## Value

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

For more information on these matters visit [www.cbs.sa.gov.au](http://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.

IMPORTANT NOTICE  
SMOKE ALARM LEGISLATION

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

- If the home you are purchasing was built on or after the 1<sup>st</sup> of January 1995, then it should already have an operational mains powered smoke alarm installed. If not, it is the responsibility of the vendor to install it prior to settlement at the vendor's cost.
- If the home was built prior to the 1<sup>st</sup> of January 1995, but purchased by the vendor on or after 1<sup>st</sup> February 1998, then it should already have either an operational mains powered smoke alarm installed, or one powered by 10 year life, non-replaceable, non-removeable permanently connected batteries. Again, it is the responsibility of the vendor to install such an alarm prior to settlement, and at the vendor's cost.
- In all other cases, the home you are buying must have at least, a battery operated smoke alarm which you are required to upgrade to mains power (or an alarm fitted with 10 year life, non-replaceable, non-removeable permanently connected batteries) within six months of the date of purchase. It is recommended that at least one smoke alarm be installed on each floor of a multi storey dwelling.

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

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

\*\*\*\*\*