# Form 1 - Vendor's statement

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

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## Preliminary

**To the purchaser:**

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

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

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

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

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

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

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

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

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

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

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

## Part A—Parties and land

**1.** Purchaser:

Address:
Street 1:

Suburb: State: Postcode:

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

Address:
Street 1

~~Suburb:~~ ~~State:~~ ~~Postcode:~~

**3.** Vendor:
TINA RUGARI

Address:
Street 1: UNIT 2 / 18 PENNY STREET

Suburb: SEMAPHORE State: SA Postcode: 5019

**4.** Vendor's registered agent:
OUWENS CASSERLY REAL ESTATE PTY. LTD. ☑

Address:
Street 1: 210 GREENHILL ROAD

Suburb: EASTWOOD State: SA Postcode: 5063

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

**6.** Description of the land: (*Identify the land including any certificate of title reference)*
UNIT 2 IN STRATA PLAN 3361 IN THE AREA NAMED SEMAPHORE HUNDRED OF PORT ADELAIDE

Street 1: UNIT 2 / 18 PENNY STREET

Suburb: SEMAPHORE State: SA Postcode: 5019

being the *whole / ~~portion~~ of the land comprised in Certificate of Title
VOLUME 5031 FOLIO 126
- SEE CERTIFICATE OF TITLE - ANNEXURE B
- SEE STRATA PLAN NO. 3361 - ANNEXURE C

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

## To the purchaser:

## Right to cool-off

**(section 5)**

### 1. Right to cool-off and restrictions on that right

You may notify the vendor of your intention not to be bound by the contract for the sale of the land UNLESS:

(a) you purchased by auction; or

(b) you purchased on the same day as you, or some person on your behalf, bid at the auction of the land; or

(c) you have, before signing the contract, received independent advice from a legal practitioner and the legal practitioner has signed a certificate in the prescribed form as to the giving of that advice; or

(d) you are a body corporate and the land is not residential land; or

(e) the contract is made by the exercise of an option to purchase not less than 5 clear business days after the grant of the option and not less than 2 clear business days after service of this form; or

(f) the sale is by tender and the contract is made not less than 5 clear business days after the day fixed for the closing of tenders and not less than 2 clear business days after service of this form; or

(g) the contract also provides for the sale of a business that is not a small business.

### 2. Time for service

The cooling-off notice must be served:

(a) if this form is served on you before the making of the contract—before the end of the second clear business day after the day on which the contract was made; or

(b) if this form is served on you after the making of the contract—before the end of the second clear business day from the day on which this form is served.

However, if this form is not served on you at least 2 clear business days before the time at which settlement takes place, the cooling-off notice may be served at any time before settlement.

### 3. Form of cooling-off notice

The cooling-off notice must be in writing and must be signed by you.

### 4. Methods of service

The cooling-off notice must be:

(a) given to the vendor personally; or

(b) posted by registered post to the vendor at the following address:

2/18 PENNY STREET, SEMAPHORE SA 5019

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

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

SAMANTHAH@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* ~~/ an address nominated by the agent to you for the purpose of service of the notice~~).

**Note:**

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

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

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

### 5. Effect of service

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

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

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

**Proceeding with the purchase**

If you wish to proceed with the purchase:

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

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

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

## Part C—Statement with respect to required particulars

**(section 7(1))**

**To the purchaser:**

*I/~~We~~, TINA RUGARI

of 2/18 PENNY STREET, SEMAPHORE SA 5019

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

Date: 07-07-2025 Date:

Signed: Tina Rugari Signed:

Date: Date:

Signed: Signed:

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

**(section 9)**

**To the purchaser:**

I, SAMANTHA HIRNIAK AS AUTHORISED TO SIGN ON BEHALF OF OUWENS CASSERLEY REAL ESTATE PTY. LTD.

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

Exceptions: NIL

Date: 07-07-2025

Signed:

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

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

## Schedule—Division 1—Particulars of mortgages, charges and prescribed encumbrances affecting the land (section 7(1)(b))

**Note:**

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

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

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

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

# Table of particulars

**Column 1** **Column 2** **Column 3**

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

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

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

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

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

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

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

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

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

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

## 1. General

| | | | |
|---|---|---|---|
| 1.1 | Mortgage of land<br>*(**Note:** Do not omit this item. The item and its heading must be included in the statement even if not applicable.)* | ***Is this item applicable?*** | ☑ |
| | | ***Will this be discharged or satisfied prior to or at settlement?*** | YES |
| | | ***Are there attachments?*** | YES |
| | | *If YES, identify the attachment(s):*<br>*(and, if applicable, the part(s) containing the particulars)*<br>SEE CERTIFICATE OF TITLE - ANNEXURE B | |
| | | Number of mortgage: (if registered)<br>13996359 | |
| | | Name of mortgagee:<br>CREDIT UNION AUSTRALIA LTD. (ACN: 087 650 959) | |

**1.2** Easement
(whether over the land or annexed to the land)

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

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

***Is this item applicable?*** ☑

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

***Are there attachments?*** YES

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

SEE PROPERTY INTEREST REPORT - ANNEXURE F

Description of land subject to easement:

THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE VOLUME 5031 FOLIO 126

Nature of easement:

ELECTRICITY INFRASTRUCTURE - BUILDING RESTRICTIONS & STATUTORY EASEMENTS

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

If YES, give details:

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**1.3** Restrictive covenant

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

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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

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

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

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

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Name of parties:

Period of lease, agreement for lease etc:

From _____ to _____

Amount of rent or licence fee:

$ _____ per _____ (period)

Is the lease, agreement for lease etc in writing?

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

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

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

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

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

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

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Condition(s) of authorisation:

## 6. Repealed Act conditions

**6.1** Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)

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

***Is this item applicable?*** ☐

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

***Are there attachments?***

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

Nature of condition(s):

## 7. *Emergency Services Funding Act 1998*

**7.1** section 16 - Notice to pay levy

***Is this item applicable?*** ☑

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

***Are there attachments?*** YES

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

SEE ESL CERTIFICATE - ANNEXURE F

Date of notice:

03/07/2025

Amount of levy payable:

$107.25

## 21. *Local Government Act 1999*

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

***Is this item applicable?*** ☑

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

***Are there attachments?*** YES

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

SEE COUNCIL SEARCH - ANNEXURE G

Date of notice, order etc:

04/07/2025

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

CITY OF PORT ADELAIDE ENFIELD

Land subject thereto:

2/18 PENNY STREET, SEMAPHORE SA 5019

Nature of requirements contained in notice, order etc:

TO PAY COUNCIL RATES

Time for carrying out requirements:

UNKNOWN

Amount payable (if any):

$1,151.35

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

**22.1** section 30 - Nuisance or litter abatement notice

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Date of notice:

Notice issued by:

Nature of requirements contained in notice:

Time for carrying out requirements:

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

**23.1** section 6 - Restriction on building work

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Does the restriction apply to all of the land?

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

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

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

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

***Is this item applicable?*** ☑

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

***Are there attachments?*** YES

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

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

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

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

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

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

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

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

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

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

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Date of notice:

Name of person giving notice of proposed work:

Building work proposed: (as stated in the notice)

Other building work as required pursuant to the Act:

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**29.4** section 140 - Notice requesting access

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Date of notice:

Name of person requesting access:

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

Activity of work to be carried out:

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

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Date of order:

Terms of order:

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

Amount payable: (if any)

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**29.6** section 142 - Notice to complete development

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Date of notice:

Requirements of notice:

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

Amount payable: (if any)

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**29.7** section 155 - Emergency order

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable: (if any)

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**29.8** section 157 - Fire safety notice

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable: (if any)

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**29.9** section 192 or 193 - Land management agreement

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Date of agreement:

Names of parties:

Terms of agreement:

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

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable: (if any)

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

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable: (if any)

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

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

***Are there attachments?***

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

Date of commencement of proceedings:

Date of determination or order: (if any)

Terms of determination or order: (if any)

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

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

***Are there attachments?***

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

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable: (if any)

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

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

# Particulars relating to a strata unit ☑

1 Name of strata corporation: STRATA CORPORATION NO. 3361 INC.

Address of strata corporation: C/- J E WHITES PTY. LTD.
55 WOODVILLE ROAD, WOODVILLE SA 5011

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

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

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

SEE STRATA SECTION 41 STATEMENT - ANNEXURE D

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

SEE STRATA SECTION 41 STATEMENT - ANNEXURE D

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

SEE STRATA SECTION 41 STATEMENT - ANNEXURE D

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

20/100THS

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

4 Documents supplied by the strata corporation that are enclosed:

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

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

YES

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

YES

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

YES

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

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

N/A

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

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

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

Name: DEBBIE MCDONALD / LISA JOHNSTONE - CORPORATION MANAGERS

Address: C/- J E WHITES PTY. LTD.
55 WOODVILLE ROAD, WOODVILLE SA 5011

**Note-**

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

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

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

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

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

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

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

**Governance**

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

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

**Use of your property**

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

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

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

**Are you buying a debt?**

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

**Expenses**

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

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

**Guarantee**

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

**Contracts**

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

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

**Buying off the plan**

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

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

### Further information

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

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

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

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

You can also seek advice from a legal practitioner.

## ANNEXURES

~~* There are no documents annexed hereto~~

* The following documents are annexed hereto -

Copy of Form R3

Copy of Certificate of Title

Copy of Strata Plan No. 3361

Copy of Strata Section 41 Statement

Copy of the Articles of the Strata Corporation

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

Copy of Council Search

## ACKNOWLEDGEMENT OF RECEIPT

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

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

**Signature of purchaser(s)**

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

*(*Strike out whichever is not applicable)*

# ANNEXURE A

# FORM R3

# Form R3

*Land and Business (Sale and Conveyancing) Act 1994* (section 13A)
*Land and Business (Sale and Conveyancing) Regulations 2010* (regulation 17)

## Buyers information notice

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

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services recommends that you check the website: www.cbs.sa.gov.au.

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

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

### Safety

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

**Enjoyment**

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

**Value**

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

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

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

# ANNEXURE B

# CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1886
South Australia

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

# Certificate of Title - Volume 5031 Folio 126

| | | | | | |
|---|---|---|---|---|---|
| **Parent Title(s)** | CT 4100/82 | | | | |
| **Creating Dealing(s)** | CONVERTED TITLE | | | | |
| **Title Issued** | 08/07/1991 | **Edition** | 7 | **Edition Issued** | 22/03/2023 |
| **Diagram Reference** | | | | | |

## Estate Type

FEE SIMPLE (UNIT)

## Registered Proprietor

TINA RUGARI
OF UNIT 2 18 PENNY STREET SEMAPHORE SA 5019

## Description of Land

UNIT 2 STRATA PLAN 3361
IN THE AREA NAMED SEMAPHORE
HUNDRED OF PORT ADELAIDE

## Easements

NIL

## Schedule of Dealings

| Dealing Number | Description |
|---|---|
| 13996359 | MORTGAGE TO CREDIT UNION AUSTRALIA LTD. (ACN: 087 650 959) |

## Notations

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



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

# ANNEXURE C

# STRATA PLAN NO. 3361

STRATA PLAN NUMBER

**SP 3361**

ACCEPTED FOR DEPOSIT

pro Registrar-General

18 / 8 /1977

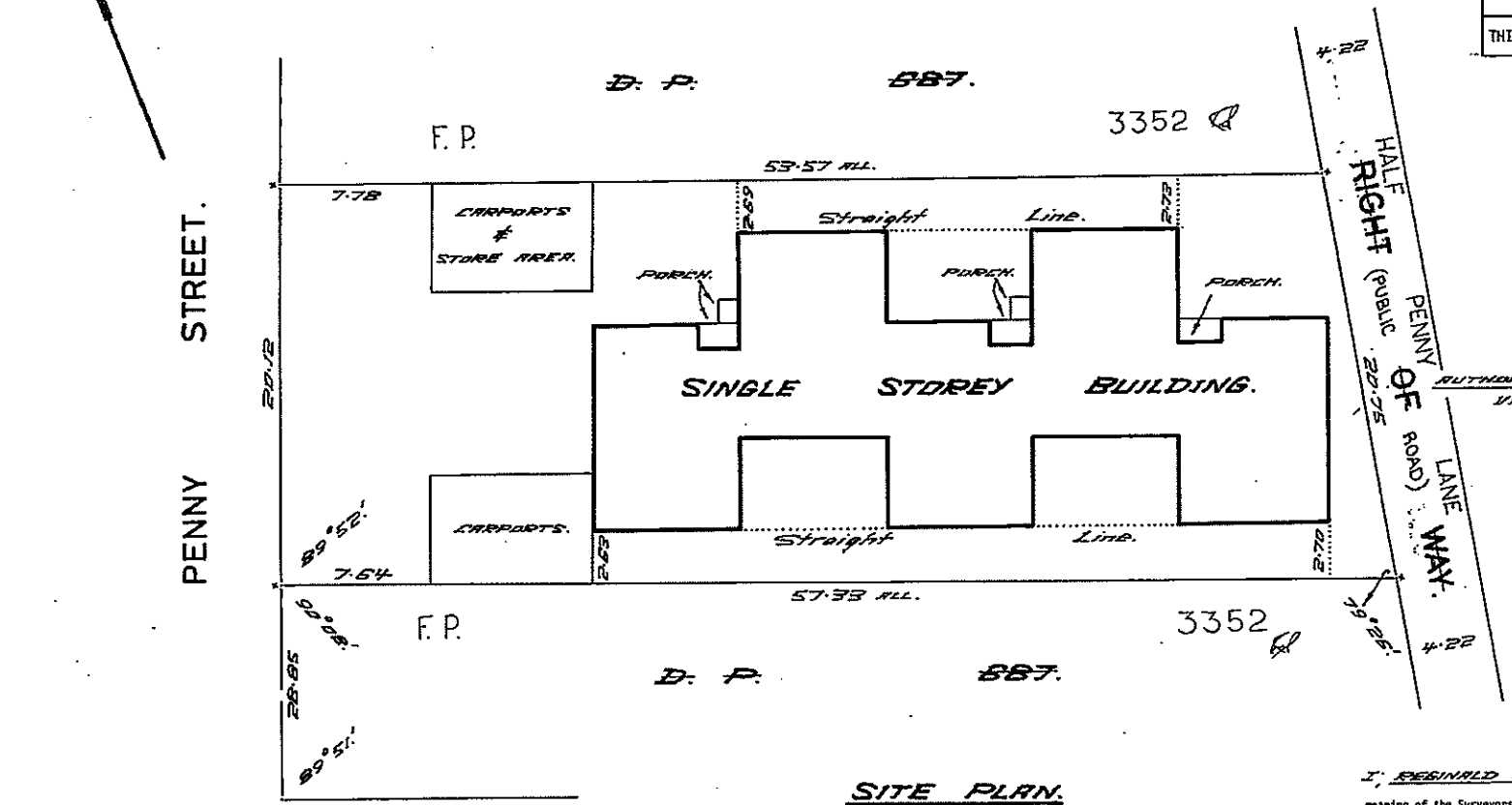
Reference Map No.

COUNCIL

City of Port Adelaide

THIS IS SHEET 1 OF 3 SHEETS

# HUNDRED OF PORT ADELAIDE
## Lot 23 & Pt. Lot 22 of D.P. 687
## PT. SECTION 1111
## In the area named
## SEMAPHORE




AUTHORITY FOR DATA: VIDE L.T.O. A-8576.

(PUBLIC ROAD)
~~RIGHT OF WAY~~
SILBY LANE

PUBLIC ROADS VIDE NOT 4680082.
PRO. P.D.O. 26·3·81

Half Penny Lane and Silby Lane vide Dkt 302/94
pro RG 9.12.1994

## SITE PLAN.

SCALE.

0 1 2 3 4 5 10 15 20
METRES.

CERTIFICATE OF TITLE:
VOLUME 3321 FOLIO 51.
VOLUME 3463 FOLIO 102.
AREA OF TITLES: 1116 m²

I, REGINALD LAWRENCE DAVIS, a Licensed Surveyor within the meaning of the Surveyors Act, 1975, do hereby certify:

1. that all the units and unit subsidiaries and all buildings and other structures depicted hereon are wholly comprised within the boundaries of the parcel delineated on this strata plan;
2. that this strata plan represents an accurate delineation of the units and unit subsidiaries as constructed or laid out on the parcel;
3. that this strata plan complies with the requirements of regulation 19 of the Real Property Act (Strata Titles) Regulations, 1969.

Dated this 14TH day of JUNE 1977.

Licensed Surveyor


ALEXANDER & SYMONDS PTY. LTD.
Licensed Mining & Engineering Surveyors
259 HUTT STREET, ADELAIDE
PHONE 223 3566, 223 3450


REF: 2078/5070.

LTO 12

STRATA PLAN NUMBER

**SP 3361**

ACCEPTED FOR DEPOSIT

pro Registrar-General

18 / 8 /1977

Reference Map No.

COUNCIL

City of Port Adelaide

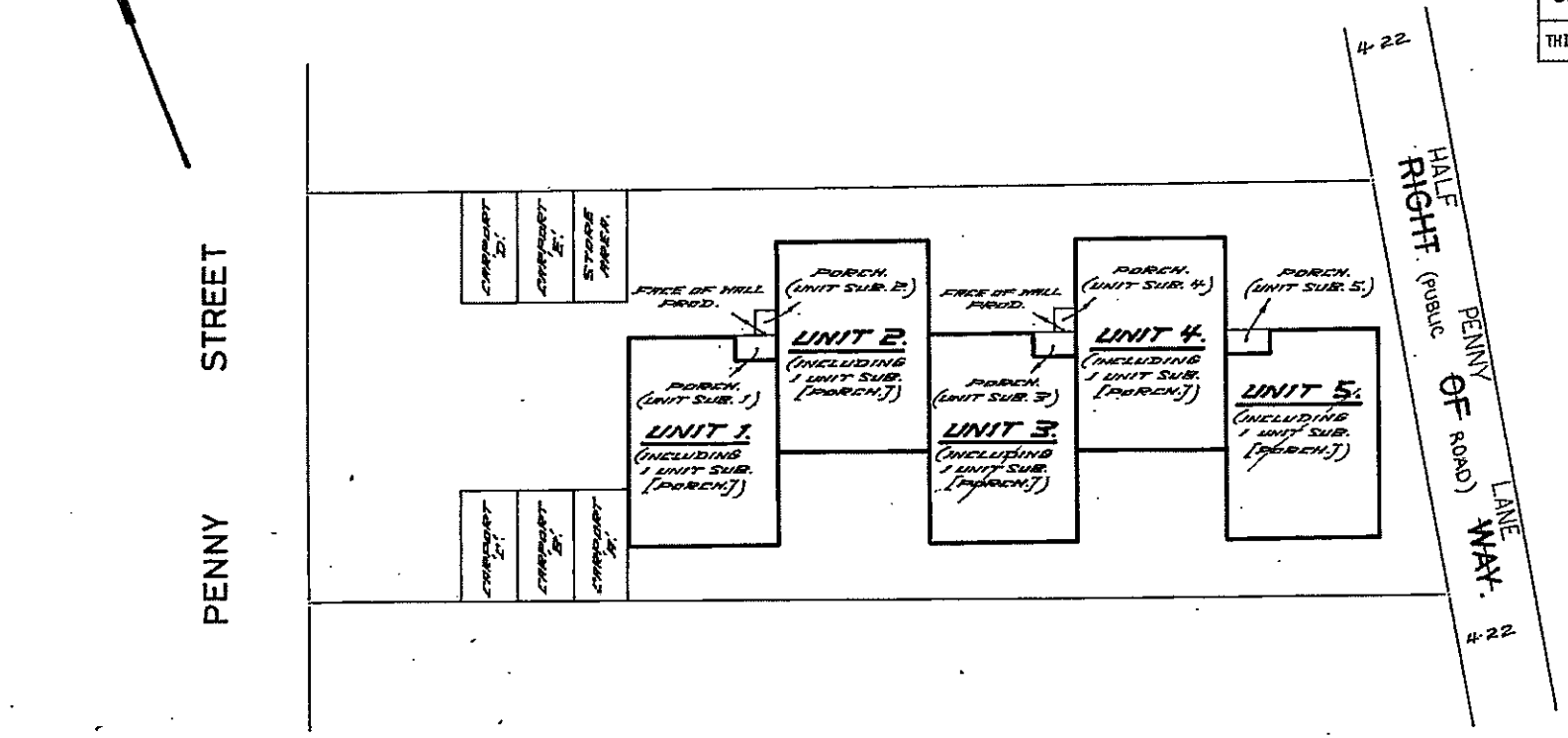
THIS IS SHEET 2 OF 3 SHEETS

# GROUND FLOOR PLAN.

SCALE.

0 1 2 3 4 5 10 15 20

METRES.




## LEGEND.

UNLESS OTHERWISE SHOWN, THE BOUNDARIES OF THE UNIT SUBSIDIARIES SHOWN AS PORCHES ARE DEFINED BY EDGE OF CONCRETE AND ARE LIMITED IN HEIGHT TO 0.15 METRES BELOW THE EAVES.


ALEXANDER & SYMONDS PTY. LTD.
Licensed Mining & Engineering Surveyors
259 HUTT STREET, ADELAIDE
PHONE 223 3566, 223 3450


PUBLIC ROAD VIDE NOT 4680082. PRO. P.D.O. 26-3-81

REF: 2078/6070

(7)

LTO 13

# SCHEDULE OF UNIT ENTITLEMENT

| UNIT Nº. | UNIT ENTITLEMENT | CURRENT C's of T. VOLUME | CURRENT C's of T. FOLIO |
|---|---|---|---|
| 1 | 20 | | |
| 2 | 20 | | |
| 3 | 20 | | |
| 4 | 20 | | |
| 5 | 20 | | |
| AGGREGATE | 100 | | |

| UNIT Nº | UNIT ENTITLEMENT | CURRENT C's of T. VOLUME | CURRENT C's of T. FOLIO |
|---|---|---|---|
| AGGREGATE | | | |
| COMMON PROPERTY | | | |
| ROAD or RESERVE ALLOTMENTS | | | |

STRATA PLAN NUMBER

SP 3361

Authenticated vide
Application No. 4077470
and Accepted for Deposit

PRINCIPAL DRAFTING OFFICER
pro Registrar-General
18/8/1977

THIS IS SHEET 3 OF 3 SHEETS

# ANNEXURE D

# STRATA SECTION 41 STATEMENT

STATEMENT PURSUANT TO SECTION 41 OF THE *STRATA TITLES ACT 1988*

Date of Statement: **2 July 2025**

**Unit** in respect of which the Statement is issued: **Unit 2** in **Units Plan** No. **3361 at 18-20 Penny Street, SEMAPHORE SA 5019**

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

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

**1. Administrative fund – contributions payable by regular periodic instalments or lump sum**

Total amount last determined with respect to the lot

| Amount | Period |
|---|---|
| $2,580.00 | 01 Dec 2024 to 30 Nov 2025 |

Number of instalments payable (if contributions payable by instalments) 4

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

| Amount | Period | Date due |
|---|---|---|
| $645.00 | 01 Dec 2024 to 28 Feb 2025 | 01 Dec 2024 |
| $645.00 | 01 Mar 2025 to 31 May 2025 | 01 Mar 2025 |
| $645.00 | 01 Jun 2025 to 31 Aug 2025 | 01 Jun 2025 |
| $645.00 | 01 Sep 2025 to 30 Nov 2025 | 01 Sep 2025 |

Amount owing $0.00

Interest due on unpaid levies $0.00

Amount in credit for prepaid levies $0.00

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

Total amount last determined with respect to the lot

| Amount | Period |
|---|---|
| $0.00 | 01 Dec 2024 to 30 Nov 2025 |

Number of instalments payable (if contributions payable by instalments) 4

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

| Amount | Period | Date due |
|---|---|---|
| $0.00 | 01 Dec 2024 to 28 Feb 2025 | 01 Dec 2024 |
| $0.00 | 01 Mar 2025 to 31 May 2025 | 01 Mar 2025 |
| $0.00 | 01 Jun 2025 to 31 Aug 2025 | 01 Jun 2025 |
| $0.00 | 01 Sep 2025 to 30 Nov 2025 | 01 Sep 2025 |

Amount owing $0.00

Interest due on unpaid levies $0.00

Amount in credit for prepaid levies $0.00

**3. Special contributions**

None

**4. Particulars of Assets and Liabilities of the Corporation**

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

**5. Particulars of any Expenditure**

(a) Incurred by the Corporation

Please refer to Annual General Meeting 2024

.....

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

.....

**6. Insurance policies**

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

Policy No. QTE10445229 Strata Community Insurance

Type: Strata Broker:

Premium: $3,619.42 Paid on: 07/05/2025 Policy start date: 15/05/2025 Next due: 15/05/2026

| *Cover* | *Sum insured* | *Excess* |
|---|---|---|
| Building | $1,500,000.00 | $2,000.00 |
| Public Liability | $30,000,000.00 | $0.00 |
| Voluntary Workers | $200,000.00 | $0.00 |
| Fidelity Guarantee | $100,000.00 | $0.00 |
| Govt. Audit Costs | $25,000.00 | $0.00 |
| Lot Owners' Fixtures & Improvements | $300,000.00 | $0.00 |
| Loss of Rent/Temporary Accomm | $225,000.00 | $0.00 |
| Appeal Expenses | $100,000.00 | $0.00 |
| Legal Defence Expenses | $50,000.00 | $0.00 |
| Catastrophe | $450,000.00 | $0.00 |
| Excess | | $2,000.00 |

**7. Documents Supplied**

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

**8. Water** - Owner

**9. Payments** – Settlement fees can be paid using the following details:

Biller Code: 96503
Ref: 236987277 12797 (take out the space)

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

NOTE:

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

This Statement was prepared on behalf of Strata Corporation 3361 Inc. by

*Debbie McDonald* on behalf of

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

# STRATA CORPORATION NO 3361 INC.
# 18-20 Penny Street, SEMAPHORE SA 5019

Minutes of the Annual General Meeting held at J E Whites - 55 Woodville Road, Woodville
on Monday, 21 October 2024, commencing at 04:00 PM

## 1 ATTENDANCE, PROXIES, QUORUM AND CHAIRPERSON

**Present:**
Unit 1 - Mrs A Hauk
Unit 2 - Ms T Rugari
Unit 4 - Mr J Nevermann & Ms W Petersen

**Proxies:**
Unit 5 - Mr M & Mrs K Mackenroth to Mr Mitch Sutcliffe of JE Whites

**Apologies:**
Nil

**Presiding Officer:** Tina Rugari

**PROCEEDINGS**

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

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

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

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

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

## 2 CONFIRMATION OF MINUTES & BUSINESS ARISING

The Minutes of the previous meeting dated 23/10/2023 were accepted as a true and correct account with no business arising. The Chairperson moved that the Minutes be accepted. Motion carried.

## 3 FINANCIAL STATEMENTS

The financial statement dated 31/08/2024 showed a balance of ($2,907.88) Administrative Fund and $19,685.74 Sinking Fund currently held in the Macquarie Bank, Sydney. The Chairperson tabled the statement and invited owners to comment. The financial statement was accepted. Motion carried.

**Tax and Audits**

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

**DEBT COLLECTION**

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

**4 APPOINTMENT OF OFFICERS AND/OR MANAGEMENT COMMITTEE**

Ms Tina Rugari was thanked for being the Presiding Officer, Secretary & Treasurer for the past year.

It was resolved that Ms Tina Rugari be elected for the roles of Presiding Officer, Secretary & Treasurer for the upcoming year.

**5 APPOINTMENT OF MANAGEMENT/WORKS COMMITTEE**

The Corporation agreed to form a Management Committee consisting of Mrs Allison Hauk of Unit 1, Ms Tina Rugari of Unit 2, Ms Wendy Petersen of Unit 4.

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

**6 APPOINTMENT OF BODY CORPORATE MANAGERS**

It was resolved that JE Whites be reappointed to assist the Corporation with management services as defined in the Strata Titles Act 1988 at an annual primary remuneration of $1,225.00 inclusive of GST.

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

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

**7 CORPORATION PUBLIC OFFICER**

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

**8 TAXATION AUTHORITY**

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

**9 INSURANCE REVIEW**

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

**Insurance renewal**

The Corporation's insurance details are as follows:-

Policy No.71054
CHU Insurance
Type : Strata

Premium : $4,572.43 Paid on : 9/04/2024 Start : 15/05/2024 Next due : 15/05/2025

| Cover | Sum Insured | Excess |
|---|---|---|
| Building | $1,350,000.00 | $1,000.00 |
| Public Liability | $20,000,000.00 | |
| Voluntary Workers | $200,000.00 | |
| Fidelity Guarantee | $100,000.00 | |
| Govt. Audit Costs | $25,000.00 | |
| Lot Owners' Fixtures & Improvements | $250,000.00 | |
| Loss of Rent/Temporary Accomm | $202,500.00 | |
| Appeal Expenses | $100,000.00 | |
| Legal Defence Expenses | $50,000.00 | |
| Catastrophe | $405,000.00 | |
| Excess | | $1,000.00 |

Ms Rugari noted the increase in insurance premiums over recent years, and expressed the need to test the market. It was resolved for the Body Corporate Manager to arrange insurance quotes through Lync Insurance Brokers, as well as SCI.
The Body Corporate Manager is to contact the Management Committee two months prior to the renewal to determine if they would like quotes for an increased building sum. The Management Committee are authorised to nominate a specific building sum amount, or to nominate an increase by CPI. The Committee also have authority to approve the insurance quote or renewal.

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

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

Members can view copies of quotes, renewals, renewal schedules, and certificates of currency (received from the provider after 1 July 2024) pertaining to their Corporation at any time on the JE Whites Owner's Portal. If you require assistance accessing your Owner Portal, please contact your JE Whites Body Corporate Manager.

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

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

**10 COMMON PROPERTY MAINTENANCE**
The following items were discussed :-

**Fence replacement**
It was resolved that the Corporation do not approve the most recent fencing quote, which proposes a new fence 100mm within the existing boundary fence. The new fence is to be put in where the existing fence is positioned. It was understood that this will result in a greater quote due to installation of concrete footing, and a potential retaining wall.
The Body Corporate Manager is to obtain a new quote, at the maximum fence height permissible by council, in the existing fence position. A new fencing notice is to be issued to the neighbour.
Ms Hauk was correct to remind Members that the neighbour was the party who originally initiated these fencing proposals, and is yet to source their own quote for this work.

**Gardening**
Ms Rugari noted that the gardening contractor recently increased his fees by $15 per visit, without advising the Corporation or the Body Corporate Manager. The Body Corporate Manager is requested to contact the gardener to see if he will reduce his invoice amount to the agreed upon amount.
Ms Rugari will seek alternative quotes, as Members are displeased with the contractor not disclosing this increase at any point.

**Carport flashing**
It was resolved for the Body Corporate Manager to contact Bruno's Home Care & Maintenance for an updated quote on his flashing repair quote. Previously quoted at $185. Funds up to $250 are approved for this work.

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

**11 APPROVALS FOR INSTALLATIONS & ADDITIONS**
All approvals proposed are to be voted on in accordance with current legislative requirements. These applications must be recorded on the Agenda for the meeting.
No approvals were sought at this meeting.

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

**11.1 Special Resolution - Unit 2 Pug Approval - Ratified 19.12.23**
**Approved by email.**

Ratified.

**11.2 Special Resolution - Installation of Temporary Fence on Common Property Behind Unit 2**; that the Corporation grant permission for Unit 2 to erect a temporary fence on the common property behind the Unit 2 for the purpose of containing their dogs when they are outside to use the bathroom.

Motion carried.

**12 LEVY & BUDGET**

Administrative Fund of $ 9,900.00 and Sinking Fund $ 3,000.00

The proposed 2024 - 2025 budget was presented by the Chairperson. It was resolved that the proposed budget be rejected.

Members present determined to vary the proposed budget and resolved to raise the following funds:-

Administrative Fund $12,900.00 Sinking Fund $0.00

This will be raised equally between all owners.

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

**13 OTHER BUSINESS**

**13.1 Neighbourly Conduct**

Members discussed that best practice for any potential conflict resolution is to firstly speak with one another in person. Members are happy to resolve any disputes in a friendly and cooperative manner moving forward.

**Rental Listing - Pet Policy**

Ms Petersen noted the rental listing for Unit 1 mentioned pets are approved for future tenants. It was noted that the Corporation is open to pets, however the resolution in place is for approval to be sought first before a pet is housed. Ms Hauk noted that she will be moving into the property, and that no tenant will be moving in at this time. No further action is required.

**Common electricity account**

The Body Corporate Manager is requested to write to the Committee confirming if the recent electricity accounts were an estimate reading or not.

**Articles & Resolutions**

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

**Agenda items**

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

**Important Disclosure**

JE Whites wish to disclose the following:

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

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

**Closure of meeting**

The Chairperson closed the meeting at 5:10pm and thanked all for their attendance or proxy submission.The next AGM for the Corporation is scheduled to be tentatively held on or around the same time, date and location in 2025.

## ADDITIONAL INFORMATION

After-hours emergency maintenance: JE Whites offer a 24/7 after-hours emergency maintenance phone line to all its clients. The phone line is operated by a member of the JE Whites staff with access to your Corporation's file, maintenance history, and preferred contractors. In the event of an emergency maintenance matter, simply contact the JE Whites office to be directed to the out of office hours emergency maintenance line.

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

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

**Duties of the appointed Body Corporate Manager:**

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

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

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

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

Insurance:

- Quotation procurement, placement, and renewal services
- Obtaining and distributing insurance valuations
- Insurance claim management
- Lodging claims

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

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

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

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

**Office Bearers**

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

Presiding Officer

The Corporation has appointed JE Whites to carry out the below duties:

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

Secretary

The Corporation has appointed JE Whites to carry out the below duties:

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

Treasurer

The Corporation has appointed JE Whites to carry out the below duties:

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

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

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

# STRATA CORPORATION NO 3361 INC.
# 18-20 Penny Street, Semaphore SA 5019

Minutes of the Annual General Meeting held at
J E Whites - 55 Woodville Road, Woodville
on Monday 23 October 2023, commencing at 4:00 PM

**1 ATTENDANCE, PROXIES, QUORUM AND CHAIRPERSON**

**Present:**
Unit 1 - Mrs A Hauk
Unit 2 - Ms T Rugari

**Proxies:**
Unit 3 - Mr N Jennings to Mr Mitch Sutcliffe of JE Whites
Unit 4 - Mr J Nevermann & Ms W Petersen to Mr Mitch Sutcliffe of JE Whites
Unit 5 - Mr M & Mrs K Mackenroth to Mr Mitch Sutcliffe of JE Whites

**Apologies:**
NIL

**Presiding Officer : Tina Rugari**

**Quorum:**
Mr Mitch Sutcliffe of JE White's welcomed Members present and declared a quorum in attendance.

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

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

**2 CONFIRMATION OF MINUTES & BUSINESS ARISING**
The Minutes of the previous meeting dated 24/10/2022 were accepted as a true and correct account with no business arising. The Chairperson moved that the Minutes be accepted and with all in favour, the motion was carried.

**3 FINANCIAL STATEMENTS**
The financial statement dated 31/08/23 showed a balance of ($2,936.63) Administrative Fund and $16,582.66 Sinking Fund currently held in the Macquarie Bank, Sydney. The Chairperson tabled the statement and invited owners to comment. The financial statement was unanimously accepted.

**Tax and Audits**
Legislation requires each Corporation to lodge an annual tax return; legislation further requires that our trust accounts be audited annually by an accredited auditor. The audit for 2023 was undertaken by Perks Accountants & Wealth Advisers of 180 Greenhill Road, Parkside, and a copy of the report is available to all members and can be viewed at our office.

**DEBT COLLECTION**
That, in accordance with previous instructions J E White's Pty Ltd is authorised to take all necessary action, without the need for further authority, including instructing a debt recovery company to initiate legal proceedings against Owners on behalf of the Corporation when they are in arrears.

**4 APPOINTMENT OF OFFICERS AND/OR MANAGEMENT COMMITTEE**
Mrs Allison Hauk was thanked for being the Presiding Officer, Secretary & Treasurer for the past year.

It was resolved that Ms Tina Rugari be elected for the roles of Presiding Officer, Secretary & Treasurer for the upcoming year.

5 **APPOINTMENT OF MANAGEMENT/WORKS COMMITTEE**
The Corporation agreed to form a Management Committee consisting of Mrs Allison Hauk of unit 1, Ms Tina Rugari of unit 2 and Ms Wendy Petersen of unit 4.

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

6 **APPOINTMENT OF BODY CORPORATE MANAGERS**
JE White's Pty Ltd were unanimously reappointed as Body Corporate Managers for the coming year at $1,168.10 inc GST per annum.

Any elected Office Bearer is authorised to sign the Management Agreement on behalf of the body corporate. JE Whites explained that should the management agreement not be returned, signed, within 21 days of receipt, then the agreement will be deemed as signed. JE Whites will stamp the agreement with the Body Corporate's common seal and place on file.

7 **CORPORATION PUBLIC OFFICER**
It was resolved that Mr Bryan Sutcliffe of JE White's be empowered to act as the Public Officer of the Corporation as defined under the Income Tax Assessment Act 1936.

8 **TAXATION AUTHORITY**
J E White's Pty Ltd are authorised to represent the Corporation in all aspects of dealings with the Australian Taxation Office. The nominated representatives from J E White's Pty Ltd are Wendy Sly, Joanne Pearce and Carolyn Walker.

9 **INSURANCE REVIEW**
**9.1 INSURANCE RENEWAL**

The Corporation's Insurance details are as follows:-

Policy No. 71054
CHU Insurance
Type : Strata

Premium : $3,723.29 Paid on : 04/05/23 Start : 15/05/23 Next due : 15/05/24

| Cover | Sum Insured | Excess |
|---|---|---|
| Building | $1,350,000.00 | $1,000.00 |
| Public Liability | $20,000,000.00 | |
| Voluntary Workers | $200,000.00 | |
| Fidelity Guarantee | $100,000.00 | |
| Govt. Audit Costs | $25,000.00 | |
| Lot Owners' Fixtures & Improvements | $250,000.00 | |
| Loss of Rent | $202,500.00 | |
| Appeal Expenses | $100,000.00 | |
| Legal Defence Expenses | $50,000.00 | |
| Catastrophe | $307,500.00 | |
| Excess | | $1,000.00 |

The Body Corporate Manager is requested to forward the insurance renewal quote to the Management Committee for consideration.

**Contents & Landlord Insurance**
The Body Corporate Manager drew the members attention to the necessity for them to arrange individually for adequate insurance for the contents of their units, inclusive of carpets, drapes, light fitting, floating floors etc, whether or not the unit is occupied by the unit holder or a tenant, and it was noted that the Corporation's Legal Liability cover applied primarily to common property and that unit owners should be separately insured for cover in relation to their own premises.

**Disclosure**
JE White's Pty Ltd are an authorised representative of CHU Underwriting Agencies for QBE Insurance, Flex Insurance for QBE Insurance and authorised distributor for SCI Insurance for Alliance Australia Insurance and receives a commission on the base premium. The Commission received from the insurer is retained by JE Whites and is retained as a fee for service to act on behalf of the corporation to ensure insurance is current, seek quotes at renewal and request valuations. JE Whites then assists in the claims process by lodging claims, seeking quotes for various works associated with claims, liaising with the insurer and contractors to carry out works, facilitating payments to contractors and excess recoveries from owners if required. All documentation regarding the claim is filed and stored by JE Whites for future reference.

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

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

**10 COMMON PROPERTY MAINTENANCE**

The following items were discussed :-

**Gardening**
Members present noted the gardening works have not been particularly satisfactory. There are weeds that are being left untreated and that are growing. The Chairperson noted the average cost of each monthly gardening invoice is $200. Members present asked that the Body Corporate Manager contact the gardener to express their concerns about the weeds, and to see if there is any room for the gardener to reduce his fees. If not, the Body Corporate Manager is to contact the Management Committee to seek instruction if another gardening quote is required.

**Boundary Fence**
The Chairperson noted that the owner of the neighbouring property at number 16 had contacted JE Whites expressing concerns about the state of the boundary fence. They believe a washing line is attached to the fence and it is causing damage to the fence. They feel that they fence may need to be repaired. Members present were not particularly convinced by the neighbour's assertion. Ms. Rugari has offered to take photos of the fence and send them to the Body Corporate Manager who will then circulate them to the Management Committee for consideration. The general feeling was that if the neighbour is concerned with the condition of the fence then they should get a quote for repair and send it to the Corporation.

***Post Meeting***
*Ms. Rugari provided the Body Corporate Manager with images of the fence clearly detailing the clothesline is not attached to the boundary fence.*

**Letterbox Unit 4**
An update was requested on the status of both the letterbox repair and the fascia carport repair.

***Post Meeting***
*The Body Corporate Manager confirmed these repairs were on hold until the insurance settlement money was received from CHU. Once the payment was received 17 August, an email was sent to the Presiding Officer seeking approval for works. The Body Corporate Manager will resend these quotes to the Management Committee for approval.*

**Members are encouraged to report maintenance items to the Body Corporate Manager at any time. JE White's will assist the corporation and endeavour to have these matters attended to and rectified as soon as practicable. Maintenance items considered significant in their scope will require liaising between JE White's and the Committee in order for the development of an appropriate strategy to be agreed on.**

**11 LEVY & BUDGET**
Administrative Fund of $ 9,000.00 and Sinking Fund $ 3,000.00

The proposed 2023 - 2024 budget was presented to all members present and was accepted.

This will be raised equally between all owners.

**12 APPROVALS FOR INSTALLATIONS & ADDITIONS**
Members are advised that a complete list of the Corporation's approvals can be obtained from the Body Corporate Managers.

**Special Resolution - Gate Installation**
**that the Corporation agree to install a gate in the common fencing to the rear of unit 5. All costs associated with the installation and future maintenance remain the Corporations responsibility**

Approved. Members present requested a copy of the quote to install a gate be reissued to the Management Committee.

**13 OTHER BUSINESS**

**Emailing Correspondence**
The Corporation discussed emailing all meeting minutes, quarterly levies and appropriate correspondence to the members who have an email address in our system. Should any members wish to change this process for their unit, they are encouraged to reply to our emails requesting documentation via post. Unanimously approved.

**Agenda Items**
Members are advised that items can be added to the agenda of your Annual General Meeting, at any time during the year by contacting your Body Corporate Manager.

The Chairperson closed the meeting at 4.40pm and thanked all for their attendance or proxy submission. The Corporation members present agreed next year's meeting will be held on or about the same time, date and place.

JE WHITES
Strata & Community Management

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

# Balance Sheet
## As at 31/08/2024

Strata Corporation 3361 Inc. — 18-20 Penny Street, SEMAPHORE SA 5019

| | Current period |
|---|---|
| **Owners' funds** | |
| **Administrative Fund** | |
| Surplus / Deficit for Year--Admin | (779.28) |
| Opening Balance--Admin | (3,626.63) |
| | (4,405.91) |
| **Sinking Fund** | |
| Surplus / Deficit for Year--Sinking | 2,953.08 |
| Opening Balance--Sinking | 16,282.66 |
| | 19,235.74 |
| **Net owners' funds** | **$14,829.83** |
| **Represented by:** | |
| **Assets** | |
| **Administrative Fund** | |
| Cash at Bank--Admin | (2,907.88) |
| | (2,907.88) |
| **Sinking Fund** | |
| Cash at Bank--Sinking | 9,402.66 |
| Investments--Sinking | 10,283.08 |
| | 19,685.74 |
| **Unallocated Money** | |
| | 0.00 |
| *Total assets* | 16,777.86 |
| **Less liabilities** | |
| **Administrative Fund** | |
| Creditors--Other--Admin | 148.03 |
| Prepaid Levies--Admin | 1,350.00 |
| | 1,498.03 |
| **Sinking Fund** | |
| Prepaid Levies--Sinking | 450.00 |
| | 450.00 |
| **Unallocated Money** | |
| | 0.00 |
| *Total liabilities* | 1,948.03 |
| **Net assets** | **$14,829.83** |

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# Income & Expenditure for the financial year to 31/08/2024

Strata Corporation 3361 Inc. — 18-20 Penny Street, SEMAPHORE SA 5019

## Administrative Fund

| | Current period 01/09/2023-31/08/2024 | Annual budget 01/09/2023-31/08/2024 |
|---|---|---|
| **Revenue** | | |
| Levies Due--Admin | 8,475.00 | 9,000.00 |
| *Total revenue* | 8,475.00 | 9,000.00 |
| **Less expenses** | | |
| Admin--Audit/Tax & Public Officer | 215.78 | 0.00 |
| Admin--Legal & Debt Collection Fees | 22.00 | 0.00 |
| Admin--Management Fees--Standard | 1,158.82 | 1,168.10 |
| Admin--Meeting Fees | 99.00 | 99.00 |
| Admin--Technology/Communications/Compliance | 218.80 | 220.50 |
| Bank Management Charges | 23.40 | 0.00 |
| Insurance--Building Premium Basic | 4,572.43 | 4,500.00 |
| Maint Bldg--Cleaning Gutters | 88.00 | 0.00 |
| Maint Bldg--Consultants | 104.50 | 0.00 |
| Maint Bldg--General Maintenance/Repairs | 0.00 | 500.00 |
| Maint Grounds--Lawns, Grounds & Gardening Maint. | 2,258.30 | 2,000.00 |
| Utility--Electricity | 493.25 | 450.00 |
| *Total expenses* | 9,254.28 | 8,937.60 |
| **Surplus/Deficit** | (779.28) | 62.40 |
| Opening balance | (3,626.63) | (3,626.63) |
| **Closing balance** | **-$4,405.91** | **-$3,564.23** |

## Sinking Fund

| | Current period 01/09/2023-31/08/2024 | Annual budget 01/09/2023-31/08/2024 |
|---|---|---|
| **Revenue** | | |
| Interest on Investments--Sinking | 283.08 | 0.00 |
| Levies Due--Sinking | 3,000.00 | 3,000.00 |
| *Total revenue* | 3,283.08 | 3,000.00 |
| **Less expenses** | | |
| Maint Bldg--Roof | 330.00 | 0.00 |
| *Total expenses* | 330.00 | 0.00 |
| **Surplus/Deficit** | 2,953.08 | 3,000.00 |
| Opening balance | 16,282.66 | 16,282.66 |
| **Closing balance** | **$19,235.74** | **$19,282.66** |

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# Proposed Budget
# to apply from 01/09/2024

Strata Corporation 3361 Inc. — 18-20 Penny Street, SEMAPHORE SA 5019

## General

### Administrative Fund

| | Proposed budget |
|---|---|
| **Revenue** | |
| Levies Due--Admin | 9,900.00 |
| *Total revenue* | 9,900.00 |
| **Less expenses** | |
| Admin--Audit/Tax & Public Officer | 215.78 |
| Admin--Management Fees--Standard | 1,225.00 |
| Admin--Meeting Fees | 99.00 |
| Admin--Technology/Communications/Compliance | 235.00 |
| Insurance--Building Premium Basic | 5,100.00 |
| Maint Bldg--General Maintenance/Repairs | 500.00 |
| Maint Grounds--Lawns, Grounds & Gardening Maint. | 2,000.00 |
| Utility--Electricity | 500.00 |
| *Total expenses* | 9,874.78 |
| **Surplus/Deficit** | 25.22 |
| Opening balance | (4,405.91) |
| **Closing balance** | -$4,380.69 |
| Total units of entitlement | 100 |
| Levy contribution per unit entitlement | $99.00 |

General

## Sinking Fund

| | Proposed budget |
|---|---|
| **Revenue** | |
| Levies Due--Sinking | 3,000.00 |
| *Total revenue* | 3,000.00 |
| **Surplus/Deficit** | 3,000.00 |
| Opening balance | 19,235.74 |
| **Closing balance** | $22,235.74 |
| Total units of entitlement | 100 |
| Levy contribution per unit entitlement | $30.00 |

JE WHITES
Strata & Community Management

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(08) 8444 6444
ABN 41 050 206 525

# Proposed Levy Schedule to apply from 01/09/2024

Strata Corporation 3361 Inc. — 18-20 Penny Street, SEMAPHORE SA 5019

## General

Quarterly levy instalments that would apply to each lot if proposed budgets are accepted by the general meeting:

| Lot | Unit | Unit Entitlement | Admin Fund | Sinking Fund | Quarterly Total | Annual Total |
|---|---|---|---|---|---|---|
| 1 | 1 | 20.00 | 495.00 | 150.00 | 645.00 | 2,580.00 |
| 2 | 2 | 20.00 | 495.00 | 150.00 | 645.00 | 2,580.00 |
| 3 | 3 | 20.00 | 495.00 | 150.00 | 645.00 | 2,580.00 |
| 4 | 4 | 20.00 | 495.00 | 150.00 | 645.00 | 2,580.00 |
| 5 | 5 | 20.00 | 495.00 | 150.00 | 645.00 | 2,580.00 |
| | | **100.00** | **$2,475.00** | **$750.00** | **$3,225.00** | **$12,900.00** |

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

# Balance Sheet
## As at 02/07/2025

Strata Corporation 3361 Inc. — 18-20 Penny Street, SEMAPHORE SA 5019

| | Current period |
|---|---|
| **Owners' funds** | |
| **Administrative Fund** | |
| Surplus / Deficit for Year--Admin | 4,541.95 |
| Opening Balance--Admin | (4,405.91) |
| | 136.04 |
| **Sinking Fund** | |
| Surplus / Deficit for Year--Sinking | (3,652.88) |
| Opening Balance--Sinking | 19,235.74 |
| | 15,582.86 |
| **Net owners' funds** | **$15,718.90** |
| **Represented by:** | |
| **Assets** | |
| **Administrative Fund** | |
| Cash at Bank--Admin | 136.04 |
| | 136.04 |
| **Sinking Fund** | |
| Cash at Bank--Sinking | 5,057.66 |
| Investments--Sinking | 10,525.20 |
| | 15,582.86 |
| **Unallocated Money** | |
| | 0.00 |
| *Total assets* | 15,718.90 |
| **Less liabilities** | |
| **Administrative Fund** | |
| | 0.00 |
| **Sinking Fund** | |
| | 0.00 |
| **Unallocated Money** | |
| | 0.00 |
| *Total liabilities* | 0.00 |
| **Net assets** | **$15,718.90** |

STRATA COMMUNITY INSURANCE

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

# CERTIFICATE OF CURRENCY

## THE INSURED

| | |
|---|---|
| POLICY NUMBER | POL11119067 |
| PDS AND POLICY WORDING | Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021<br>Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021 |
| THE INSURED | Strata Corporation No. 3361 |
| SITUATION | 18-20 Penny Street, Semaphore, SA, 5019 |
| PERIOD OF INSURANCE | Commencement Date: 4:00pm on 15/05/2025<br>Expiry Date: 4:00pm on 15/05/2026 |
| INTERMEDIARY | JE Whites Strata and Community Management |
| ADDRESS | PO Box 202, Woodville, SA, 5011 |
| DATE OF ISSUE | 09/05/2025 |

## POLICY LIMITS / SUMS INSURED

| | | | |
|---|---|---|---|
| SECTION 1 | PART A | 1. Building | $1,500,000 |
| | | Common Area Contents | Not Included |
| | | 2. Terrorism Cover under Section 1 Part A2 | Applies |
| | PART B | Loss of Rent/Temporary Accommodation | $225,000 |
| | OPTIONAL COVERS | 1. Flood | Included |
| | | 2. Floating Floors | Included |
| SECTION 2 | Liability | | $30,000,000 |
| SECTION 3 | Voluntary Workers | | Included |
| SECTION 5 | Fidelity Guarantee | | $100,000 |
| SECTION 6 | Office Bearers' Liability | | Not Included |
| SECTION 7 | Machinery Breakdown | | Not Included |
| SECTION 8 | Catastrophe | | $450,000 |
| SECTION 9 | PART A | Government Audit Costs – Professional Fees | $25,000 |
| | PART B | Appeal Expenses | $100,000 |
| | PART C | Legal Defence Expenses | $50,000 |
| SECTION 10 | Lot Owners' Fixtures and Improvements | | $300,000 |
| SECTION 11 | Loss of Lot Market Value | | Not Included |

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

This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

# GROUND FLOOR PLAN.

SCALE

0 1 2 3 4 5 10 15 20

METRES.

COPY REDUCED 66⅔% OF ORIGINAL

**SP 3361**

ACCEPTED FOR DEPOSIT

pro Registrar-General

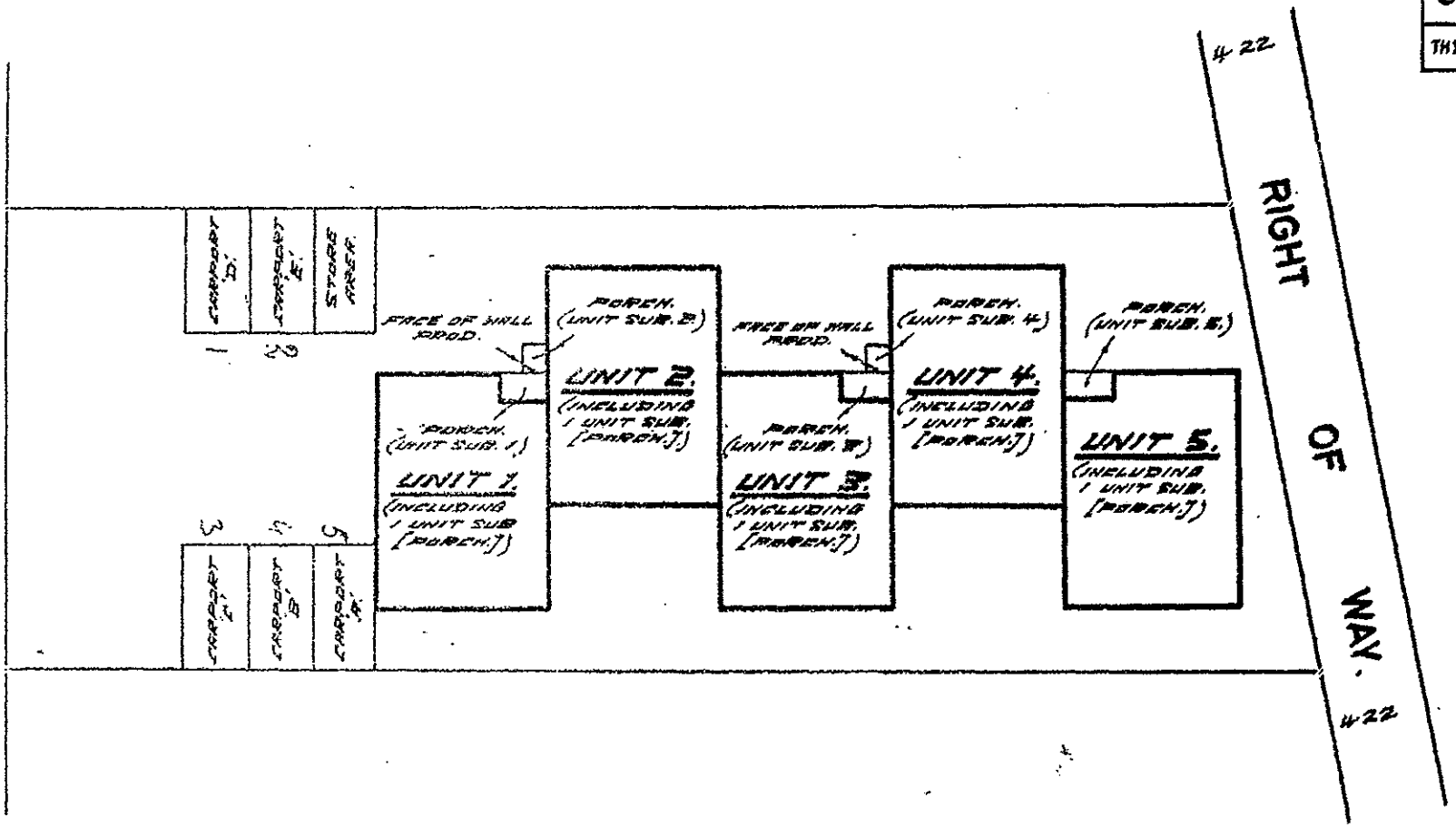
18 / 8 /1977

Reference Map No.

COUNCIL

City of Port Adelaide

THIS IS SHEET 2 OF 2 SHEETS




## LEGEND.

UNLESS OTHERWISE SHOWN, THE BOUNDARIES OF THE UNIT SUBDIVISIONS SHOWN AS PORCHES ARE DEFINED BY EDGE OF CONCRETE AND ARE LIMITED IN HEIGHT TO 0.15 METRES BELOW THE EAVES.

# SCHEDULE OF UNIT ENTITLEMENT

| NIT Nº | UNIT ENTITLEMENT | CURRENT C's of T. VOLUME | CURRENT C's of T. FOLIO |
|---|---|---|---|
| 1 | .20 | | |
| 2 | 20 | | |
| 3 | 20 | | |
| 4 | 20 | | |
| 5 | 20 | | |

| UNIT Nº | UNIT ENTITLEMENT | CURRENT C's of T. VOLUME | CURRENT C's of T. FOLIO |
|---|---|---|---|
| | | | |
| AGGREGATE | | | |
| COMMON PROPERTY | | | |
| ROAD or RESERVE ALLOTMENTS | | | |

STRATA PLAN NUMBER

SP 3361

Authenticated vide
Application No. 4077470
and Accepted for Deposit

PRINCIPAL DRAFTING OFFICER
pro Registrar-General
18/8/1977

THIS IS SHEET 3 OF 3 SHEETS

**Strata Corporation 3361 Incorporated**
**18 Penny Street, SEMAPHORE**

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

| Date | Type of Resolution | Unit(s) and/or Common Property Affected | Resolution |
|---|---|---|---|
| 22.03.06 | AGM | Unit 3 | **Security Doors** – The meeting agreed that Unit 3 can replace the screen doors at the front and rear of the property, providing all installations are carried out by a professional and all costs to be that of the unit owner. |
| 22.03.07 | AGM | Blanket all units | **Security Doors/Screens** – The meeting agreed units can replace the screen door/window screens at the front and rear of the property, providing all installations are carried out by a professional and all costs to be that of the unit owner and kept within the similar character of the building. |
| 15.04.07 | AGM | Unit 5 | **Animals – Cat** - The meeting reiterated that the Strata has a 'NO PET policy. However, owners can make a request to Strata for the keeping of pets.<br>After some discussion it was agreed that Unit 5 may keep a pet cat. The cat is not to be a nuisance to other occupants of the Strata and to remain confined to the unit and unit subsidiaries. The Strata Corporation reserves the right to withdraw this approval if the cat becomes a nuisance. This approval is only for present occupant. |
| | | Unit 5 | **Air Conditioner** – The meeting agreed for U5 to install a 1.5hp split air conditioner. The motor is to be placed at the rear of the building. All cabling that runs on the external of the building is to be encased and painted a colour to match the brickwork. The work is to be undertaken by a qualified tradesperson. All installation and ongoing maintenance costs to be borne by the unit owner. |
| 12.09.11 | AGM | Blanket all units | **Solar Hot Water Systems & Solar Panels** – The Corporation determined that any owner requiring permission to install solar hot water systems and solar panels must apply individually to the Strata Corporation for permission. |
| | | Blanket all units | **Animals – Cat** – The Corporation believes that the resolution passed at the AGM 2007 allowing the then current occupier of Unit 5 to keep a cat at the premises is no longer valid as this resolution was only applicable to the tenant residing in the unit at the time. As such, the 'No Pets' policy is reinstated with no current exceptions. |
| | | Blanket all units | **Postal Voting** – approved for decisions requiring a majority approval. Not to be used for unanimous approvals. Any decisions reached through this method |

**Strata Corporation 3361 Incorporated**
**18 Penny Street, SEMAPHORE**

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

| Date | Type of Resolution | Unit(s) and/or Common Property Affected | Resolution |
|---|---|---|---|
| | | | will be ratified at the next Annual General Meeting as voting slips are not recognised under the Strata Titles Act 1988. Unanimously approved. |
| 15.10.12 | AGM | Blanket all units | **Insurance Excess Clarification** – The Corporation members present determined the excess payable on all future insurance claims for property, other than common property, will be the responsibility of the individual unit owner. |
| | | Blanket all units | **Pets Policy** – The meeting discussed the application of a strict 'No Pets' policy. Vote was tied at (2) for and (2) against. The resolution therefore remains that individual application to keep animals at the units. |
| | | Blanket all units | **Confirmation of Postal Voting** – The Corporation confirmed their acceptance of the postal voting process for decisions that require a majority approval. This process is not to be used for decisions requiring unanimous approvals. Any approvals processed in this manner will be ratified at the next AGM. Unanimously approved. |
| 21.10.13 | AGM | Blanket all units | **Insurance Excess Clarification** – The Corporation members present determined the excess payable on all future insurance claims for property, other than common property, will be the responsibility of the individual unit owner. |
| | | Blanket all units | **Work, Health & Safety Legislation** - In order to protect both parties and comply with the new Work, Health & Safety legislation introduced on the 1st January 2013, JE White's Pty Ltd has produced a 'Safety Compliance Pack' for all contractors undertaking work on behalf of our managed Corporations.<br>JE White's Pty Ltd will only issue work/quote orders to those contractors who have signed our acknowledgement confirming their understanding of the Safety Compliance Legislation. This document confirms that any persons undertaking work at our Corporations (where necessary and if they are required), be able to provide the required licence/certificates of competency for their prescribed occupations and have safe work method statements for any high risk activity or when using hazardous substances.<br>If any Corporation wishes to employ a new/alternative contractor, a Safety Compliance Pack acknowledgment |

**Strata Corporation 3361 Incorporated**
**18 Penny Street, SEMAPHORE**

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

| Date | Type of Resolution | Unit(s) and/or Common Property Affected | Resolution |
|---|---|---|---|
| | | | letter must be signed prior to the issuing of orders instructing them to undertake works. |
| | | Unit 4 | **Cat Approval Unit 4 –** The Corporation approved Unit 4's request for one cat. The Corporation reserves the right to rescind this approval should the cat become a nuisance. |
| | | Blanket all units | **Confirmation of Postal Voting** – The Corporation confirmed their acceptance of the postal voting process for decisions that require a majority approval. This process is not to be used for decisions requiring unanimous approvals. Any approvals processed in this manner will be ratified at the next AGM. Unanimously approved. |
| | | Blanket all units | **Emailing Correspondence** - The Corporation discussed emailing all meeting minutes and appropriate correspondence to the members who have an email address in our system. Should any members wish to change this process for their unit, they are encouraged to reply to our emails as per the instructions stipulated on our cover letter. Unanimously approved. |
| 20.10.14 | AGM | Unit 3 | **Individual Water Meter - Unit 3**<br>Unit 3 requested approval to install their own water meter. The meeting did not approve this installation as it will result in inequity. Unit 3 is to contact the Body Corporate Manager for a detailed explanation if required. |
| | | Blanket all units | **Pedestrian Gate -** The meeting approved the installation of a pedestrian gate at the front of the units. The owner of Unit 1 will provide the gate at no cost but may invoice the Corporation for any minor expenses up to $300.00 which might include a digi pad lock. |
| | | Blanket all units | **Postal Vote –** Confirmed. |
| 08.10.18 | AGM | Blanket all units | **Pets policy -** The Corporation determined to retain the pets policy as is.<br>**From 2012 AGM:**<br>"Pets Policy - The meeting discussed the application of a strict 'No Pets' policy. Vote was tied at (2) for and (2) against. The resolution therefore remains that individual application to keep animals at the units." |
| | | | **Air Conditioners -** The Corporation granted a blanket approval for the installation of wall mounted air conditioners at the rear of the units. Any other sites require the prior approval of Corporation members. All |

**Strata Corporation 3361 Incorporated**
**18 Penny Street, SEMAPHORE**

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

| Date | Type of Resolution | Unit(s) and/or Common Property Affected | Resolution |
|---|---|---|---|
| | | | work is to be completed by a qualified tradesperson and all costs associated with the work are the responsibility of the relevant unit owner. |
| 29.10.19 | AGM | Blanket all units | **Replacement of Awnings.** Funding by the Corporation to be voted upon as per 2018 AGM. For : 5 Against : Nil - Motion passed. The Body Corporate Manager is to attempt to locate the quote provided from Unit 1 at the last meeting/to our office. Unit 1 is to also attempt to locate and request the contractor to update his quote. Unit 1 may also arrange a further quote. The Presiding Officer is approved to decide. Funds from the Sinking Fund. |
| 17.02.22 | SGM | Unit 1 | **Installation of Solar Panels.** Unit 1 seeks approval for the installation of solar panels. All panels must be sited entirely on the roof of Unit 1 and must interfere with the roofline as little as possible. All costs associated with the installation and future maintenance is the responsibility of the unit owners. **CARRIED.** |
| | | | **Installation of a wall split system air conditioner.** Condenser to be externally installed between the front windows. All costs associated with the installation and future maintenance is the responsibility of the unit owners. **CARRIED.** |
| 24/10/22 | AGM | Unit 2 | **Unit 2 Pet Approval -** that unit 2 owner has permission to keep a dog at the unit (small pug, 8kgs, 6 yrs old).The Meeting resolved to approve the application on a trial basis. The Corporation reserves the right to withdraw this approval should the animal prove to be a nuisance. |
| 23.10.23 | AGM | | **Gate Installation** that the Corporation agree to install a gate in the common fencing to the rear of unit 5. All costs associated with the installation and future maintenance remain the Corporations responsibility **Approved.** |
| 21.10.24 | AGM | Unit 2 | **Unit 2 Pug Approval - Ratified 19.12.23** Approved by email. The pug to be supervised at all times when outside **Ratified.** |
| | | Unit 2 | **Installation of Temporary Fence on Common Property Behind Unit 2;** that the Corporation grant permission for Unit 2 to erect a temporary fence on the common property behind the Unit 2 for the purpose of containing their dogs when they are outside to use the |

**Strata Corporation 3361 Incorporated**
**18 Penny Street, SEMAPHORE**

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

| Date | Type of Resolution | Unit(s) and/or Common Property Affected | Resolution |
|---|---|---|---|
| | | | bathroom. **FYI fence not to be left up for long periods of time and will be taken down immediately afterwards** **Motion carried.** |

# ANNEXURE E

# ARTICLES OF THE STRATA CORPORATION

**ARTICLES OF STRATA CORPORATION**

**STRATA TITLES ACT 1988**

**SCHEDULE 3**

1. (1) A unit holder must-

   (a) maintain the unit in good repair;

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

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

2. A person bound by these articles-

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

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

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

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

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

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

5. A person bound by these articles-

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

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

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

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

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

7. A person bound by these articles must not-

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

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

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

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

(b) on any part of the common property.

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

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

11. A person bound by these articles-

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

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

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

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

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

# ANNEXURE F

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

# Property Interest Report

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

| | | | |
|---|---|---|---|
| **Title Reference** | CT 5031/126 | **Reference No.** | 2686830 |
| **Registered Proprietors** | T*RUGARI | **Prepared** | 01/07/2025 16:53 |
| **Address of Property** | Unit 2, 18 PENNY STREET, SEMAPHORE, SA 5019 | | |
| **Local Govt. Authority** | CITY OF PORT ADELAIDE ENFIELD | | |
| **Local Govt. Address** | PO BOX 110 PORT ADELAIDE SA 5015 | | |

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

**Table of Particulars**

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

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

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

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

## 3. *Burial and Cremation Act 2013*

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

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

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

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

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

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

## 6. Repealed Act conditions

| | | |
|---|---|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act, 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)<br><br>*[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |

## 7. *Emergency Services Funding Act 1998*

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

## 8. *Environment Protection Act 1993*

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

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

## 9. *Fences Act 1975*

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

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

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

## 11. *Food Act 2001*

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

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

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

## 13. *Heritage Places Act 1993*

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

## 14. *Highways Act 1926*

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

## 15. *Housing Improvement Act 1940* (repealed)

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

## 16. *Housing Improvement Act 2016*

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

## 17. *Land Acquisition Act 1969*

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

## 18. *Landscape South Australia Act 2019*

| | | |
|---|---|---|
| 18.1 | section 72 - Notice to pay levy in respect of costs of regional landscape board | The regional landscape board has no record of any notice affecting this title |
| 18.2 | section 78 - Notice to pay levy in respect of right to take water or taking of water | DEW has no record of any notice affecting this title |
| 18.3 | section 99 - Notice to prepare an action plan for compliance with general statutory duty | The regional landscape board has no record of any notice affecting this title |
| 18.4 | section 107 - Notice to rectify effects of unauthorised activity | The regional landscape board has no record of any notice affecting this title<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 | section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act | The regional landscape board has no record of any notice affecting this title |
| 18.19 | section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act | The regional landscape board has no record of any notice affecting this title |
| 18.20 | section 215 - Orders made by ERD Court | The regional landscape board has no record of any notice affecting this title |
| 18.21 | section 219 - Management agreements | The regional landscape board has no record of any notice affecting this title |
| 18.22 | section 235 - Additional orders on conviction | The regional landscape board has no record of any notice affecting this title |

## 19. *Land Tax Act 1936*

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

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

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

## 21. *Local Government Act 1999*

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

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

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

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

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

## 24. *Mining Act 1971*

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

| | | |
|---|---|---|
| 24.9 | Proclamation with respect to a private mine | Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title |

## 25. *Native Vegetation Act 1991*

| | | |
|---|---|---|
| 25.1 | Part 4 Division 1 - Heritage agreement | DEW Native Vegetation has no record of any agreement affecting this title<br>also<br>Refer to the Certificate of Title |
| 25.2 | section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider | DEW Native Vegetation has no record of any agreement affecting this title<br>also<br>Refer to the Certificate of Title |
| 25.3 | section 25D - Management agreement | DEW Native Vegetation has no record of any agreement affecting this title<br>also<br>Refer to the Certificate of Title |
| 25.4 | Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation | DEW Native Vegetation has no record of any refusal or condition affecting this title |

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

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

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

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

## 28. *Phylloxera and Grape Industry Act 1995*

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

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

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

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

## 30. *Plant Health Act 2009*

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

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

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

## 32. *South Australian Public Health Act 2011*

| | | |
|---|---|---|
| 32.1 | section 66 - Direction or requirement to avert spread of disease | Public Health in DHW has no record of any direction or requirement affecting this title |
| 32.2 | section 92 - Notice | Public Health in DHW has no record of any notice affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply |
| 32.3 | *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval | Public Health in DHW has no record of any condition affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply |

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

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

## 34. *Water Industry Act 2012*

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

## 35. *Water Resources Act 1997* (repealed)

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

## 36. Other charges

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

## Other Particulars

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

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

## Additional Information

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

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

# Notices

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

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

Building restrictions

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

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

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

Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

***Landscape South Australia 2019***

Water Resources Management - Taking of underground water

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

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

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

LAND SERVICES SA

| | |
|---|---|
| **Product** | Check Search |
| **Date/Time** | 01/07/2025 04:53PM |
| **Customer Reference** | OR-1A8W5AYDD6UK3A |
| **Order ID** | 20250701011868 |

# Certificate of Title

**Title Reference:** CT 5031/126

**Status:** CURRENT

**Edition:** 7

## Dealings

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

## Priority Notices

NIL

## Registrar-General's Notes

No Registrar-General's Notes exist for this title



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# Certificate of Title

| | |
|---|---|
| **Title Reference** | CT 5031/126 |
| **Status** | CURRENT |
| **Easement** | NO |
| **Owner Number** | 19597345 |
| **Address for Notices** | UNIT 2, 18 PENNY ST SEMAPHORE, SA 5019 |
| **Area** | NOT AVAILABLE |

# Estate Type

Fee Simple (Unit)

# Registered Proprietor

TINA RUGARI
OF UNIT 2 18 PENNY STREET SEMAPHORE SA 5019

# Description of Land

UNIT 2 STRATA PLAN 3361
IN THE AREA NAMED SEMAPHORE
HUNDRED OF PORT ADELAIDE

# Last Sale Details

| | |
|---|---|
| **Dealing Reference** | TRANSFER (T) 13996358 |
| **Dealing Date** | 17/03/2023 |
| **Sale Price** | $365,000 |
| **Sale Type** | FULL VALUE / CONSIDERATION AND WHOLE OF LAND |

# Constraints

### Encumbrances

| Dealing Type | Dealing Number | Beneficiary |
|---|---|---|
| MORTGAGE | 13996359 | CREDIT UNION AUSTRALIA LTD. (ACN: 087 650 959) |

### Stoppers

NIL

# Valuation Numbers

| Valuation Number | Status | Property Location Address |
|---|---|---|
| 0407832001 | CURRENT | Unit 2, 18 PENNY STREET, SEMAPHORE, SA 5019 |

# Notations

### Dealings Affecting Title


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NIL

### Notations on Plan

NIL

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

| | |
|---|---|
| **Valuation Number** | 0407832001 |
| **Type** | Site & Capital Value |
| **Date of Valuation** | 01/01/2025 |
| **Status** | CURRENT |
| **Operative From** | 01/07/1978 |
| **Property Location** | Unit 2, 18 PENNY STREET, SEMAPHORE, SA 5019 |
| **Local Government** | PORT ADELAIDE ENFIELD |
| **Owner Names** | TINA RUGARI |
| **Owner Number** | 19597345 |
| **Address for Notices** | UNIT 2, 18 PENNY ST SEMAPHORE, SA 5019 |
| **Zone / Subzone** | EN - Established Neighbourhood |
| **Water Available** | Yes |
| **Sewer Available** | Yes |
| **Land Use** | 1310 - Ground Floor Home Unit Only |
| **Description** | H UNIT CP |
| **Local Government Description** | Residential |

## Parcels

| Plan/Parcel | Title Reference(s) |
|---|---|
| S3361 UNIT 2 | CT 5031/126 |

## Values

| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|---|---|---|---|---|---|
| Current | $240,000 | $425,000 | | | |
| Previous | $200,000 | $370,000 | | | |

## Building Details



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| | |
|---|---|
| **Valuation Number** | 0407832001 |
| **Building Style** | Conventional |
| **Year Built** | 1977 |
| **Building Condition** | Good |
| **Wall Construction** | Brick |
| **Roof Construction** | Tiled (Terra Cotta or Cement) |
| **Equivalent Main Area** | 83 sqm |
| **Number of Main Rooms** | 4 |

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



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

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2686830

1836 CONVEYANCING
GPO BOX 2709
ADELAIDE SA 5001

**DATE OF ISSUE**
03/07/2025

**ENQUIRIES:**
Tel: (08) 8226 3750
Email: revsaesl@sa.gov.au

| OWNERSHIP NUMBER | OWNERSHIP NAME |
|---|---|
| 19597345 | T RUGARI |

**PROPERTY DESCRIPTION**
2 / 18 PENNY ST / SEMAPHORE SA 5019 / UNIT 2

| ASSESSMENT NUMBER | TITLE REF. (A "+" indicates multiple titles) | CAPITAL VALUE | AREA / FACTOR | LAND USE / FACTOR |
|---|---|---|---|---|
| | | | R4 | RE |
| 0407832001 | CT 5031/126 | $425,000.00 | 1.000 | 0.400 |

**LEVY DETAILS:**

**FINANCIAL YEAR**
2025-2026

| | | |
|---|---|---|
| FIXED CHARGE | $ | 50.00 |
| + VARIABLE CHARGE | $ | 143.80 |
| - REMISSION | $ | 86.55 |
| - CONCESSION | $ | 0.00 |
| + ARREARS / - PAYMENTS | $ | 0.00 |
| = AMOUNT PAYABLE | $ | 107.25 |

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

**EXPIRY DATE** 01/10/2025

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA

## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

**OWNERSHIP NUMBER**
19597345

**OWNERSHIP NAME**
T RUGARI

**ASSESSMENT NUMBER**
0407832001

**AMOUNT PAYABLE**
$107.25

**AGENT NUMBER**
100019272

**AGENT NAME**
1836 CONVEYANCING

**EXPIRY DATE**
01/10/2025

+70035412110022> +001571+ <0551138599> <0000010725> +444+

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

> The amount payable on this Certificate must be paid in full even if only a portion of the subject land is being sold. RevenueSA cannot apportion the ESL.
>
> If the amount payable is not paid in full, the purchaser may become liable for all of the outstanding ESL as at the date of settlement.

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

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

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

For more information:

| | |
|---|---|
| Visit: | www.revenuesa.sa.gov.au |
| Email: | revsupport@sa.gov.au |
| Phone: | (08) 8226 3750 |

## PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

| | | |
|---|---|---|
| **Biller Code: 456285**<br>**Ref: 7003541211**<br><br>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.<br>More info: www.bpay.com.au<br>® Registered to BPAY Pty Ltd<br>ABN 69 079 137 518 | **To pay via the internet go to:**<br>www.revenuesaonline.sa.gov.au | Send your cheque or money order, made payable to the **Community Emergency Services Fund**, along with this **Payment Remittance Advice** to:<br><br>**Revenue SA**<br>**Locked Bag 555**<br>**ADELAIDE SA 5001** |

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: 2686830

**DATE OF ISSUE**
03/07/2025

1836 CONVEYANCING
GPO BOX 2709
ADELAIDE SA 5001

**ENQUIRIES:**
Tel: (08) 8226 3750
Email: landtax@sa.gov.au

**OWNERSHIP NAME**
T RUGARI

**FINANCIAL YEAR**
2025-2026

**PROPERTY DESCRIPTION**
2 / 18 PENNY ST / SEMAPHORE SA 5019 / UNIT 2

| ASSESSMENT NUMBER | TITLE REF. (A "+" indicates multiple titles) | TAXABLE SITE VALUE | AREA |
|---|---|---|---|
| 0407832001 | CT 5031/126 | $240,000.00 | 0.0000 HA |

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

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

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

**ON OR BEFORE** 01/10/2025

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
Land Tax Act 1936

## CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

**No payment is required on this Certificate**

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

Visit: www.revenuesa.sa.gov.au
Email: revsupport@sa.gov.au
Phone: (08) 8226 3750

## PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

| | | |
|---|---|---|
| **Biller Code: 456293**<br>**Ref: 7003541120**<br><br>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.<br>More info: www.bpay.com.au<br>® Registered to BPAY Pty Ltd<br>ABN 69 079 137 518 | **To pay via the internet go to:**<br>www.revenuesaonline.sa.gov.au | Send your cheque or money order, made payable to the **Commissioner of State Taxation**, along with this **Payment Remittance Advice** to:<br><br>**Revenue SA**<br>**Locked Bag 555**<br>**ADELAIDE SA 5001** |

SA Water

| Account Number | L.T.O Reference | Date of issue | Agent No. | Receipt No. |
|---|---|---|---|---|
| **04 07832 00 1** | CT5031126 | 2/7/2025 | 7191 | 2686830 |

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

Section 7/Elec

# Certificate of Water and Sewer Charges & Encumbrance Information

**Property details:**

**Customer:** T RUGARI
**Location:** U2 18 PENNY ST SEMAPHORE UNIT 2
**Description:** H UNIT CP **Capital Value:** $ 425 000
**Rating:** Residential

**Periodic charges**

Raised in current years to 30/6/2025

| | | | | $ |
|---|---|---|---|---|
| | | Arrears as at: 30/6/2025 | : | 0.00 |
| Water main available: | 1/7/1978 | Water rates | : | 0.00 |
| Sewer main available: | 1/7/1978 | Sewer rates | : | 0.00 |
| | | Water use | : | 0.00 |
| | | SA Govt concession | : | 0.00 |
| | | Recycled Water Use | : | 0.00 |
| | | Service Rent | : | 0.00 |
| | | Recycled Service Rent | : | 0.00 |
| | | Other charges | : | 0.00 |
| | | Goods and Services Tax | : | 0.00 |
| | | Amount paid | : | 0.00 |
| | | **Balance outstanding** | : | 0.00 |

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

**Next quarterly charges:** Water supply: 82.30 Sewer: 94.00 Bill: 27/8/2025

This account has no meter of its own but is supplied from account no 04 07830 99 7.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 20.00%.

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

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

SA Water

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

SA Water

# South Australian Water Corporation

**Name:**
T RUGARI

**Water & Sewer Account**
Acct. No.: **04 07832 00 1**

**Amount:** _____

**Address:**
U2 18 PENNY ST SEMAPHORE UNIT 2

---

## Payment Options

EFT

**EFT Payment**

| | |
|---|---|
| Bank account name: | SA Water Collection Account |
| BSB number: | 065000 |
| Bank account number: | 10622859 |
| Payment reference: | 0407832001 |

BPAY

**Biller code: 8888**
**Ref: 0407832001**

Telephone and Internet Banking — BPAY®

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

**Paying online**

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

**Paying by phone**

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

SA Water account number: 0407832001

Electronic Property Information for Conveyancing

# Property Details

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

Back

| Property details as at: 4/7/2025 | |
|---|---|
| **Account no:** | 0407832001 |
| **Property location:** | U2 18 PENNY ST SEMAPHORE UNIT 2 |
| **Customer name:** | T RUGARI |
| **Postal address:** | UNIT 2 18 PENNY ST SEMAPHORE SA 5019 |
| **Recovery status:** | FULLY PAID |
| **Last charge raised:** | $217.77 on 28/05/2025 |
| **Last payment rec'd:** | $217.77 on 24/06/2025 |
| **Current balance:** | $0.00 |

## Last billed items for this property

| Bill item | Date | Reporting period | Amount |
|---|---|---|---|
| Sewer | 28/05/2025 | Q4/25 | 86.95 |
| Water | 28/05/2025 | Q4/25 | 78.60 |
| Water Use | 28/05/2025 | Q4/25 20.0% (20/02/2025 to 22/05/2025) | 52.22 |

Call us

Follow us

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

SAILIS

SA Water

Government of South Australia

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

# ANNEXURE G

# COUNCIL SEARCH

PORT ADELAIDE ENFIELD

# CERTIFICATE – COUNCIL CHARGES

Searchlight Technology
PO Box 232
RUNDLE MALL SA 5000

Certificate No: Cert112194
Date Issued: 04/07/2025
Valuer-Gen. No: 0407832001
**Assessment No:** 2071848

Property Owner(s): Tina Rugari
Property Address: 2/18 Penny Street SEMAPHORE SA 5019
Parcel(s) Description: StrataUnit 2 S 3361 CT Vol 5031 Folio 126

I certify that the charges set out below were due and payable at the date of the giving of this certificate.

| | |
|---|---|
| Arrears (Rates/Fines/Interest/Costs) : | 0.00 |
| Current Year's Rates : | 1,151.35 |
| Less Council Rebate/Remission : | 0.00 |
| Less Government Remission : | 0.00 |
| Current Year's Fines/Interest : | 0.00 |
| Current Year's Adjustments : | 0.00 |
| Current Year's Other Charges : | 0.00 |
| Less Current Year's Payments : | 0.00 |
| Balance : | $1,151.35 |

***For adjustment purposes please note:***

1. ***Works may be carried out, for which charges will be raised subsequent to this certificate. (See attached notice where applicable)***
2. ***Please note that land that is not currently rateable may have pro-rata rates raised if ownership or usage changes***
3. ***Please note that land currently eligible for a Council Rebate or Remission may be subject to a pro-rata reduction in the amount granted if ownership or usage changes.***

The charges as shown are valid only for the date of the certificate.

The rates are payable in four equal (or approximately equal) instalments payable in the months of September, December, March and June of the fiscal year that the rates are declared. The current year's rates fall due on **2nd September 2025; 2nd December 2025; 2nd March 2026 and 2nd June 2026**. Fines and interest will be added as provided by the *Local Government Act* 1999, as amended.

*If settlement occurs within three (3) calendar months from the date of this Certificate, you may request a free rate update from the Council's online portal and quoting the Assessment No. and the Certificate No. above. No verbal information will be provided by the Council as it is not a certificate for the purposes of Section 187 of the Local Government Act 1999.*

*Where settlement occurs three (3) calendar months or more from the date of this Certificate a new certificate is required.*

Chief Executive Officer

Per

BPAY **Biller Code:** 18192
**Ref:** 2071848

**Provision of Prescribed Information**

**Section 12 *Land and Business (Sale and Conveyancing) Act* 1994**

In response to your recent enquiry we advise as follows:

Certificate Number: Cert112194
Address: 2/18 Penny Street SEMAPHORE SA 5019

**Council Assessment Number: 2071848**

| | | | |
|---|---|---|---|
| **5** | **Prescribed Encumbrance Development Act 1993 (Repealed)** | **Other Particulars** | |
| 5.1 | Section 42 - Condition (that continues to apply) of a development authorisation | NO | N/A |
| | | | |
| 5.2 | Section 50(1) - Requirement to vest land in a council or the Crown to be held as open space | | N/A |
| | | | |
| 5.3 | Section 50(2) - Agreement to vest land in a council or the Crown to be held as open space | | N/A |
| | | | |
| 5.4 | Section 55 - Order to remove or perform work | | N/A |
| | | | |
| 5.5 | Section 56 - Notice to complete development | | N/A |
| | | | |
| 5.6 | Section 57 - Land management agreement | | N/A |
| | | | |
| 5.8 | Section 69 - Emergency order | | N/A |
| | | | |
| 5.9 | Section 71 - Fire safety notice | | N/A |
| | | | |
| 5.10 | Section 84 - Enforcement notice | | N/A |
| | | | |
| 5.11 | Section 85(6), 85(10) or 106 - Enforcement order | | N/A |
| | | | |
| 5.13 | Part 11 Division 2 - Proceedings | | N/A |
| | | | |
| **6** | **Repealed Act Conditions** | | |
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the *Building Act* 1971 (repealed), the *City of Adelaide Development Control Act* 1976 (repealed), the *Planning Act* 1982 (repealed) or the *Planning and Development Act* 1966 (repealed) | NO | N/A |
| | | | |
| **10** | **Fire and Emergency Services Act 2005** | | |
| 10.1 | Section 105F (or section 56 or 83 (repealed)) - Notice to action required concerning flammable materials on land | | N/A |
| | | | |
| **11** | **Food Act 2001** | | |
| 11.1 | Section 44 - Improvement notice | | N/A |
| | | | |
| 11.2 | Section 46 - Prohibition order | | N/A |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| 15 | **Housing Improvement Act 1940 (repealed)** | | |
| 15.1 | Section 23 - Declaration that house is undesirable or unfit for human habitation | | N/A |
| | | | |
| 17 | **Land Acquisition Act 1969** | | |
| 17.1 | Section 10 - Notice of intention to acquire | | N/A |
| | | | |
| 20 | **Local Government Act 1934 (Repealed)** | | |
| 20.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | | N/A |
| | | | |
| 21 | **Local Government Act 1999** | | |
| 21.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | | N/A |
| | | | |
| 22 | **Local Nuisance and Litter Control Act 2016** | | |
| 22.1 | Section 30 - Nuisance or litter abatement notice | | N/A |
| | | | |
| 29 | **Planning, Development and Infrastructure 2016** | | |
| 29.1 | Part 5 - Planning and Design Code | Title or other brief description of zone, subzone and overlay and which the land is situated (as shown in the planning and design code)<br><br>Is the land situated in a designated State Heritage Area?<br><br>*Please refer to attached document from Plan SA*<br><br>Is the land designated as a place of local heritage value?<br><br>*Please refer to attached document from Plan SA*<br><br>Is there declared to be a significant tree or a stand of trees declared to be significant trees on the land?<br><br>*Please refer to attached document from Plan SA*<br><br>Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?<br><br>*Please refer to your Property Interest Report* | |
| | | | |
| 29.2 | Section 127 - Condition (that continues to apply) of a development authorisation | *Please refer to attached document from Plan SA* | N/A |
| | | | |
| 29.5 | Section 141 - Order to remove or perform work | | N/A |
| | | | |
| 29.6 | Section 142 - Notice to complete development | | N/A |
| | | | |
| 29.7 | Section 155 - Emergency order | | N/A |
| | | | |
| 29.8 | Section 157 - Fire safety notice | | N/A |
| | | | |

| | | | |
|---|---|---|---|
| 29.10 | Section 198(1) - requirements to vest land in a Council or the Crown to be held as open space | | N/A |
| | | | |
| 29.11 | Section 198(2) - Agreement to vest land in a Council or the Crown to be held as open space | | N/A |
| | | | |
| 29.12 | Part 16 Division 1 - Proceedings | | N/A |
| | | | |
| 29.13 | Section 213 - Enforcement Notice | | N/A |
| | | | |
| 29.14 | Section 214(6), 214(10) or 222 - Enforcement Order | | N/A |
| | | | |
| **31** | **Public and Environmental Health Act 1987 (Repealed)** | | |
| 31.1 | Part 3 - Notice | | N/A |
| | | | |
| 31.2 | *Public and Environmental Health (Waste Control) Regulations* 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval | | N/A |
| | | | |
| 31.3 | *Public and Environmental Health (Waste Control) Regulations* 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with) | | N/A |
| | | | |
| **32** | **South Australian Public Health Act 2011** | | |
| 32.2 | Section 92 - Notice | | N/A |
| | | | |
| 32.3 | *South Australian Public Health (Wastewater) Regulations 2013* Part 4-Condition (that continues to apply) of an approval | | N/A |
| | | | |
| **36** | **Other Charges** | | |
| | Charge of any kind affecting the land (not included in another item) | Refer to "**CERTIFICATE – COUNCIL CHARGES**" on page 1 of this document. | ** |

## Schedule—Division 2—Other particulars (section 7(1)(b))

**Particulars of building indemnity insurance**

**Note:** Building indemnity insurance is not required for -

a) domestic building work for which approval under the *Planning, Development and Infrastructure Act* 2016, the repealed *Development Act* 1993 or the repealed *Building Act* 1971 is or was not required; or

*b)* minor domestic building work (see section 3 of the *Building Work Contractors Act* 1995); or

c) domestic building work commenced before 1 May 1987; or

d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act* 1995 applies under the Building *Work Contractors Regulations* 2011; or

e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act* 1995 has been granted under section 45 of that Act.

**Exemption from holding insurance:**

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

No
1. Date of the exemption: N/A
2. Name of builder granted the exemption: N/A
3. Licence number of builder granted the exemption: N/A
4. Details of building work for which the exemption applies: N/A
5. Details of conditions for which the exemption is subject: N/A

**6 - Further information held by councils**

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

a) commercial or industrial activity at the land; or

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

NO

Description of the nature of the development(s) approved:

Refer to the repealed *Development Act* 1993 Section of this document particularly Part 3 Development Plan, Section 42 – Condition (that continues to apply) of a development authorisation and Repealed Act conditions listed in this document.

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.

Signed for or on behalf of the agent:.. .. .. .

# Data Extract for Section 7 search purposes

## Valuation ID 0407832001

**Data Extract Date:** 04/07/2025

### 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:** S3361 UN2

**Certificate Title:** CT5031/126

**Property Address:** UNIT 2 18 PENNY ST SEMAPHORE SA 5019

### Zones

Established Neighbourhood (EN)

### Subzones

No

### Zoning overlays

#### Overlays

**Airport Building Heights (Regulated) (All structures over 110 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.

**Historic Area (PAdE3)**

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.

**Prescribed Wells Area**

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

**Regulated and Significant Tree**

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

**Stormwater Management**

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

**Urban Tree Canopy**

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

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

No

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

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

## Is the land designated as a Local Heritage Place

No

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

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

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

N/A

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