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Affiliate of SAA  
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# FORM 1 - Vendor's Statement

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

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## Preliminary

### To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired. If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

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

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

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

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

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

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

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

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

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

## PART A – PARTIES AND LAND

1 **Purchaser:** \_\_\_\_\_  
 \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_

2 **Purchaser's registered agent:** NOT APPLICABLE   
 Address: \_\_\_\_\_

3 **Vendor:** GARRY LEWIS MARTIN AS POA FOR DOROTHEA BETTY MARTIN  
 \_\_\_\_\_  
 Address: 3/6 WYNYARD GROVE WATTLE PARK SA 5066  
 \_\_\_\_\_

4 **Vendor's registered agent:** OUWENS CASSERLEY REAL ESTATE - MARK BRESSINGTON   
 Address: 200 EAST TERRACE ADELAIDE SA 5000  
 \_\_\_\_\_

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]*  
THE WHOLE OF LAND IN CERTIFICATE OF TITLE VOLUME 5135 FOLIO 895 BEING UNIT 3 IN STRATA  
PLAN 12523 IN THE AREA NAMED WATTLE PARK HUNDRED OF ADELAIDE AND ALSO KNOWN AS 3/6  
WYNYARD GROVE WATTLE PARK SA 5066  
 \_\_\_\_\_

## 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:

3/6 WYNYARD GROVE WATTLE PARK SA 5066

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

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

FAXED ON (08) 707 06487 ATTN MARK BRESSINGTON OR MARKB@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:

OUWENS CASSERLEY REAL ESTATE -200 EAST TERRACE ADELAIDE SA 5000

(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; or
- (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~~,

GARRY LEWIS MARTIN AS POA FOR DOROTHEA BETTY MARTIN \_\_\_\_\_  
\_\_\_\_\_

of

3/6 WYNYARD GROVE WATTLE PARK SA 5066 \_\_\_\_\_  
\_\_\_\_\_

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: 01/12/2023 Signed: *Garry Martin*

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

**PART D – CERTIFICATE WITH RESPECT TO PRESCRIBED INQUIRIES BY REGISTERED AGENT**  
**(section 9)**



**To the purchaser:**

I,

MICHELLE DI FABIO OF TREVOR WHITE CONVEYANCERS 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: 01/12/2023 Signed: *[Signature]*

~~\*Vendor's agent / Purchaser's agent~~  
~~\*Person authorised to act on behalf of \*Vendor's agent / 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
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*[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.]*

Column 1	Column 2	Column 3
<b>1. General</b>		
<p><b>1.1 Mortgage of land</b></p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> <p style="text-align: center; font-size: 2em; opacity: 0.5;">N/A</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Number of mortgage (if registered):</p> <p>Name of mortgagee:</p>	<p style="text-align: right;"><input type="checkbox"/></p> <p style="text-align: right;">YES/NO</p> <p style="text-align: right;">YES/NO</p>
<p><b>1.2 Easement</b> (whether over the land or annexed to the land)</p> <p><b>Note</b> - "Easement" includes rights of way and party wall rights.</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>PROPERTY INTEREST REPORT CT 5135/895 PG 13 OF 14</p> <p>Description of land subject to easement: WHOLE OF LAND IN CT 5135/895</p> <p>Nature of easement: STATUTORY EASEMENT FOR THE SUPPLY AND TRANSMISSION OF ELECTRICITY, TELECOMMUNICATIONS, GAS, WATER, SEWERAGE TO SA'S SUPPLY AND TRANSMISSION BUSINESSES</p> <p>Are you aware of any encroachment on the easement? NO</p> <p>(If YES, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given?</p> <p>(If YES, give details):</p>	<p style="text-align: right;"><input checked="" type="checkbox"/></p> <p style="text-align: right;">NO</p> <p style="text-align: right;">YES</p>
<p><b>1.3 Restrictive covenant</b></p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> <p style="text-align: center; font-size: 2em; opacity: 0.5;">N/A</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Nature of restrictive covenant:</p> <p>Name of person in whose favour restrictive covenant operates:</p> <p>Does the restrictive covenant affect the whole of the land being acquired?</p> <p>(If NO, give details):</p> <p>Does the restrictive covenant affect land other than that being acquired?</p>	<p style="text-align: right;"><input type="checkbox"/></p> <p style="text-align: right;">YES/NO</p> <p style="text-align: right;">YES/NO</p>

Column 1	Column 2	Column 3
<p><b>1.4 Lease, agreement for lease, tenancy agreement or licence</b></p> <p>(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.)</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i>  <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc:                      From:                      To:                      Amount of rent or licence fee:                      per (period)</p> <p>Is the lease, agreement for lease etc in writing?</p> <p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify-                      (a) the Act under which the lease or licence was granted:                      (b) the outstanding amounts due (including any interest or penalty):</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>
<p><b>5. Development Act 1993 (repealed)</b></p>		
<p><b>5.1 section 42 - Condition (that continues to apply) of a development authorisation</b></p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i>  <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Condition(s) of authorisation:</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>
<p><b>6. Repealed Act conditions</b></p>		
<p><b>6.1 Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)</b></p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i>  <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Nature of condition(s):</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>
<p><b>7. Emergency Services Funding Act 1998</b></p>		
<p><b>7.1 section 16 - Notice to pay levy</b></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i>  <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>REVENUE SA - EMERGENCY SERVICES LEVY SEARCH</p> <p>Date of notice:                      28/11/2023</p> <p>Amount of levy payable:                      \$103.50 P/ANNUM FULLY PAID TO 30/6/24</p>	<p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</p>

Column 1	Column 2	Column 3
<b>19. Land Tax Act 1936</b>		
19.1 Notice, order or demand for payment of land tax	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>REVENUE SA - LAND TAX SEARCH</p> <p>Date of notice, order or demand: 28/11/23</p> <p>Amount payable (as stated in the notice): \$0 OUTSTANDING</p>	<p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</p>
<b>29. Planning, Development and Infrastructure Act 2016</b>		
29.1 Part 5 - Planning and Design Code	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>CITY OF BURNSIDE COUNCIL SEARCH                      PLAN SA SECTION 7 REPORT                      SAPPa PLANNING REPORT</p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):                      CT5135/895                      ZONED Z2405 (HN) HILLS NEIGHBORHOOD IN CITY OF BURNSIDE OVERLAYS                      AIRPORT BUILDING HEIGHTS (REGULATED) (ALL STRUCTURES OVER 30 METRES)                      HAZARDS (FLOODING - EVIDENCE REQUIRED)                      PRESCRIBED WELLS AREA                      REGULATED AND SIGNIFICANT TREE                      STORMWATER MANAGEMENT                      TRAFFIC GENERATING DEVELOPMENT                      URBAN TREE CANOPY</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? NO</p> <p>Is the land designated as a local heritage place? NO</p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO</p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? YES</p> <p><b>Note-</b>                      For further information about the Planning and Design Code visit <a href="http://www.code.plan.sa.gov.au">www.code.plan.sa.gov.au</a></p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</p>
<p>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</p>		
29.2 section 127 - Condition (that continues to apply) of a development authorisation	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>
<p>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</p> <p style="font-size: 2em; text-align: center;">N/A</p>		

Column 1	Column 2	Column 3
<b>34. Water Industry Act 2012</b>		
34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>SA WATER SERACH</p> <p>Date of notice or order: 28/11/2023</p> <p>Name of person or body who served notice or order: SA WATER</p> <p>Amount payable (if any) as specified in the notice or order: \$172.44 P QTR \$0 OUTSTANDING TO 31/12/23</p> <p>Nature of other requirement made (if any) as specified in the notice or order: SA WATER QUARTERLY SEWER SUPPLY AND RATES SEARCH</p>	<input checked="" type="checkbox"/> YES YES

## SCHEDULE – DIVISION 2

### OTHER PARTICULARS

(section 7(1)(b))

#### Particulars relating to strata unit



- 1 Name of strata corporation:  
STRATA CORPORATION 12523 INC.  
Address of strata corporation:  
6 WYNARD GROVE WATTLE PARK SA 5066
- 2 Application must be made in writing to the strata corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the strata corporation for the articles referred to in 6 unless the articles are obtained from the Lands Titles Registration Office.
- 3 Particulars supplied by the strata corporation or known to the vendor:
  - (a) particulars of contributions payable in relation to the unit (including details of arrears of contributions related to the unit):  
ADMIN QUARTERLY LEVY \$638.52  
SINKING QUARTERLY LEVY \$98.75 PAID TO 31/12/23  
ARREARS \$5.00
  - (b) particulars of the assets and liabilities of the strata corporation:  
ASSETS  
COMMON PROPERTY \$MARKET VALUE  
ADMIN ACCOUNT \$3,211.03  
SINKING ACCOUNT \$4,128.34  
TERM DEPOSIT \$NIL  
TOTAL ARREARS OF CONTRIBUTIONS AND LEVIES \$64.48  
LIABILITIES  
RECURRENT AND NON-RECURRENT EXPENDITURE - AS REQUIRED  
PRE-PAID CONTRIBUTIONS AND LEVIES \$NIL  
UNPAID ACCOUNTS (EXCLUDING RECURRENT EXPENDITURE) \$42.12
  - (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 SEARCH BUT NOT DISCLOSED
  - (d) particulars of the unit entitlement of the unit:  
1975/10000  
*[If 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.  
YES
- 7 The following additional particulars are known to the vendor or have been supplied by the strata corporation:  
N/A

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

Name:

MARYANNE NOON

Address:

2/6 WYNYARD GROVE WATTLE PARK SA 5066

**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.

#### 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](http://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](http://www.aicsa.com.au).

Information and a booklet about strata and community titles is available from the Legal Services Commission of South Australia at [www.lsc.sa.gov.au](http://www.lsc.sa.gov.au).

You can also seek advice from a legal practitioner.



# Form R3

## Buyers information notice

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

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 recommend that you check the website: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

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

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

### Safety

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

## **Enjoyment**

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- 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**

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

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

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

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 5135 Folio 895

**Parent Title(s)** CT 2240/148  
**Creating Dealing(s)** SA 7539912  
**Title Issued** 03/08/1993      **Edition** 4      **Edition Issued** 13/10/2004

### Estate Type

FEE SIMPLE (UNIT)

### Registered Proprietor

DOROTHEA BETTY MARTIN  
OF UNIT 3 6 WYNYARD GROVE WATTLE PARK SA 5066

### Description of Land

UNIT 3 STRATA PLAN 12523  
IN THE AREA NAMED WATTLE PARK  
HUNDRED OF ADELAIDE

### Easements

NIL

### Schedule of Dealings

NIL

### Notations

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

**LOCAL GOVERNMENT SEARCH**

**Cert1456\23**

27/11/2023

Trevor White Conveyancing  
255 Flinders Street  
ADELAIDE SA 5000

Billing number: 971854 Valuer General No: 1841613308

Owner: Dorothea B Martin  
Property Address: 3/6 Wynyard Grove WATTLE PARK SA 5066

Legal Description: UNIT 3 Sec 288 SP 12523 Vol 5135 Fol 895

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

Rates and Arrears - prior 30/06/2023	0.00
Legal Fees	0.00
Rates for current financial year, which fall due on 01/07/2023 and payable as four instalments on or before 01/12/2023, 01/03/2024, 03/06/2024	1,090.05
Fines and interest for current financial year (2% fine for each late instalment, and .75% interest rate per month on all other outstanding amounts). Fines and interest are incurred on day 1 of each month	0.00
Less Rate Capping Rebate	0.00
Less amount paid for current financial year	(272.55)
Balance of rates and other monies due and payable	\$817.50
Instalment/s Due:	
Due 01/12/2023	\$272.50
Due 01/03/2024	\$272.50
Due 03/06/2024	\$272.50

**ON BEHALF OF THE CITY OF BURNSIDE**

### Street Numbering

Please note Council's official street number for this property is **3/6 Wynyard Grove WATTLE PARK SA 5066.\***

### Regulated and Significant Trees

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

### Waste Collection Service

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

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

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

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

Refer to the Kerbside Waste Management Policy for further details.

### Payment of Rates at Settlement

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

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

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

### To pay these rates via PEXA

Bpay Biller Code: 8722

Reference Number: 971854

**Land and Business (Sale and Conveyancing) Act  
 Property Interest Report**

<b>Request No.:</b>	Cert1456\23	<b>Date of Issue:</b>	29/11/2023
<b>Applicant:</b>	Trevor White Conveyancing 255 Flinders Street ADELAIDE SA 5000	<b>CT No.:</b>	UNIT 3 Sec 288 SP 12523 Vol 5135 Fol 895
<b>Property:</b>	3/6 Wynyard Grove WATTLE PARK SA 5066		

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

**PRESCRIBED ENCUMBRANCES AND PARTICULARS REQUIRED**

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

• Title or other brief description of zone or policy area in which the land is situated (per the Development Plan):	N/A
• Is the land situated in a designated state heritage area?	N/A
• Is the land designated as a place of local heritage value?	N/A
• Is there a Development Plan Amendment released for public consultation by the Council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
• If Yes, state the name of the Council:	N/A
• Is there a Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
<b>Section 42 – condition (that continues to apply) of a development authorisation (refer attached for details if applicable):</b>	No

**Part 5 - PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016**

• Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	Z2405 (HN) Hills Neighborhood  Refer to PlanSA Section 7 Report for further information.
• Is the land situated in a designated state heritage area?	No
• Is the land designated as a place of local heritage value?	Refer to PlanSA Section 7 Report for further information.
• Is there a tree declared to be a significant tree or a stand of trees declared to be significant on the land?	Refer to PlanSA Section 7 Report for further information.
• Is there a Planning and Design Code amendment released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No

**REPEALED ACT CONDITIONS**

Condition (that continues to apply) of an approval or authorisation granted under the following Acts (refer attached for details if applicable): <ul style="list-style-type: none"> <li>○ Building Act 1971</li> <li>○ City of Adelaide Development Control Act 1976</li> <li>○ Planning and Development Act 1966</li> <li>○ Planning Act 1982</li> </ul>	No
--	----

<b>DEVELOPMENT ACT 1993</b>	
Section 50(1) – requirement to vest land in a Council or the Crown to be held as open space	No
Section 50(2) – agreement to vest land in a Council or the Crown to be held as open space	No
Section 55 – order to remove work or perform work	No
Section 56 – notice to complete development	No
Section 57 – land management agreement	No
Section 48 or 58 – for the destruction or control of animal or plants	No
Section 69 – emergency order	No
Section 71 – fire safety notice	No
Section 84 – enforcement notice	No
Section 85(6), 85(10) or 106 – enforcement order	No
Part 11 Division 11 – proceedings	No
<b>FIRE AND EMERGENCY SERVICES ACT 2005</b>	
Section 105F – fire prevention or notice to prevent fires on private land	No
<b>HEALTH – FOOD ACT 2001</b>	
Section 44 – improvement notice	No
Section 46 – prohibition order	No
<b>LOCAL NUISANCE AND LITTER CONTROL ACT 2016</b>	
Section 30 – Nuisance or Litter abatement notice	No
<b>SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011</b>	
Section 92 Notice	No
<b>LAND ACQUISITION ACT 1969</b>	
Section 10 – Notices of intention to acquire	No
<b>HOUSING IMPROVEMENT ACT 1940</b>	
Section 23 – declaration that house is undesirable or unfit for human habitation	No
<b>LOCAL GOVERNMENT ACT 1934</b>	
Notice, order, declaration, charge, claim or demand given/made under the Act	No
<b>LOCAL GOVERNMENT ACT 1999</b>	
Notice, order, declaration, charge, claim or demand given/made under the Act	No
<b>PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016</b>	
Section 141 – order to remove work or perform work	No
Section 142 – notice to complete development	No
Section 155 – emergency order	No
Section 157 – fire safety notice	No
Section 198(1) – requirement to vest land in a Council or the Crown to be held as open space	No
Section 198(2) – agreement to vest land in a Council or the Crown to be held as open space	No
Part 16 Division 1 – proceedings	No
Section 213, 214(6), 214(10), 222 – enforcement notice	No
<b>PUBLIC AND ENVIRONMENTAL HEALTH ACT 1987</b>	
Notice or declaration of insanitary conditions	No

## BUILDING INDEMNITY INSURANCE

Approval No.	Insurer	Policy Issued	Contract Date	Builder
Nil				

#INDEMNITY ATTRIBUTE RECORD MAY BE MISSING FROM APPLICATION. SEE CERTIFICATES MANUAL FOR MORE INFORMATION!

## ENVIRONMENT PROTECTION

- |  |          |
|--|----------|
| • Does the council hold details of any development approvals relating to<br>(a) commercial or industrial activity at the land; or<br>(b) change in the use of the land or part of the land (per the Development Act 1993)? | No<br>No |
|--|----------|

## Notes

### Swimming Pools (if applicable)

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

**Council Stormwater Pipe:** There is a Council stormwater pipe that exists on site. For further details & information please contact the Engineering section of the City of Burnside on 8366 4261.

### APPROVAL NOTICES WITHOUT ON-GOING CONDITIONS

No



\_\_\_\_\_  
Authorised Officer  
City of Burnside

#### Note:

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

## Data Extract for Section 7 search purposes

Valuation ID 1841613308

Data Extract Date: 29/11/2023

Parcel ID: S12523 U3

Certificate Title: CT5135/895

Property Address: UNIT 3 6 WYNYARD GR WATTLE PARK SA 5066

Zones

Hills Neighbourhood (HN)

Subzones

No

### Zoning overlays

Overlays

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

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

#### **Hazards (Flooding - Evidence Required)**

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

#### **Prescribed Wells Area**

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

#### **Regulated and Significant Tree**

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

#### **Stormwater Management**

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

#### **Traffic Generating Development**

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

#### **Urban Tree Canopy**

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

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

No

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

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

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

No

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

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

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

No

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

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

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

### Associated Development Authorisation Information

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

No

### Land Management Agreement (LMA)

No





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: 2523252

TREVOR WHITE  
255 FLINDERS STREET  
ADELAIDE SA 5000

DATE OF ISSUE

28/11/2023

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

OWNERSHIP NUMBER	OWNERSHIP NAME				
13227714	D B MARTIN				
PROPERTY DESCRIPTION					
3 / 6 WYNYARD GR / WATTLE PARK SA 5066 / UNIT 3					
ASSESSMENT NUMBER	TITLE REF.	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR	
	(A "+" indicates multiple titles)		R4	RE	
1841613308	CT 5135/895	\$640,000.00	1.000	0.400	
LEVY DETAILS:					
		FIXED CHARGE	\$	50.00	
		+ VARIABLE CHARGE	\$	259.05	
		- REMISSION	\$	205.55	
		- CONCESSION	\$	46.00	
		+ ARREARS / - PAYMENTS	\$	-57.50	
		= AMOUNT PAYABLE	\$	0.00	
FINANCIAL YEAR					
2023-2024					

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

EXPIRY DATE 26/02/2024



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto:revsupport@sa.gov.au)  
Phone: (08) 8226 3750

**PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE**

**Online at:**

**OR**

**By Post to:**

[www.revenuesaonline.sa.gov.au](http://www.revenuesaonline.sa.gov.au)

RevenueSA  
Locked Bag 555  
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: 2523252

DATE OF ISSUE

28/11/2023

TREVOR WHITE  
255 FLINDERS STREET  
ADELAIDE SA 5000

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

**OWNERSHIP NAME**

D B MARTIN

**FINANCIAL YEAR**

2023-2024

**PROPERTY DESCRIPTION**

3 / 6 WYNYARD GR / WATTLE PARK SA 5066 / UNIT 3

**ASSESSMENT NUMBER**

1841613308

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5135/895

**TAXABLE SITE VALUE**

\$315,000.00

**AREA**

0.0000 HA

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

<b>CURRENT TAX</b>	\$	0.00	<b>SINGLE HOLDING</b>	\$	0.00
<b>- DEDUCTIONS</b>	\$	0.00			
<b>+ ARREARS</b>	\$	0.00			
<b>- PAYMENTS</b>	\$	0.00			
<b>= AMOUNT PAYABLE</b>	\$	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** 26/02/2024



**Government of South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

**No payment is required on this Certificate**

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto:revsupport@sa.gov.au)  
Phone: (08) 8226 3750

**PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE**

**Online at:**

**OR**

**By Post to:**

**[www.revenuesaonline.sa.gov.au](http://www.revenuesaonline.sa.gov.au)**

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001

Account Number <b>18 41613 30 8</b>	L.T.O Reference CT5135895	Date of issue 28/11/2023	Agent No. 257	Receipt No. 2523252
--	------------------------------	-----------------------------	------------------	------------------------

TREVOR J WHITE  
 PO BOX 400  
 FULLARTON SA 5063  
 trevor@trevorwhite.com.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

**Customer:** DB MARTIN  
**Location:** U3 6 WYNYARD GR WATTLE PARK UNIT 3  
**Description:** 6H/U G **Capital Value:** \$ 640 000  
**Rating:** Residential

### Periodic charges

Raised in current years to 31/12/2023

	Arrears as at: 30/6/2023	:	\$ 0.00
Water main available: 1/7/1993	Water rates	:	148.40
Sewer main available: 1/7/1993	Sewer rates	:	196.48
	Water use	:	265.19
	SA Govt concession	:	179.86CR
	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	:	430.21CR
	<b>Balance outstanding</b>	:	<b>0.00</b>

Degree of concession: 100.00% Date granted: 1/7/2006  
 Recovery action taken: FULLY PAID

**Next quarterly charges:** Water supply: 74.20 Sewer: 98.24 Bill: 10/1/2024

This account has no meter of its own but is supplied from account no 18 41613 09 2.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 20.00%.

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

## South Australian Water Corporation

**Name:**  
DB MARTIN

**Water & Sewer Account**  
Acct. No.: **18 41613 30 8**

**Amount:** \_\_\_\_\_

**Address:**  
U3 6 WYNYARD GR WATTLE PARK UNIT 3

### Payment Options

**EFT**

#### EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1841613308



**Bill code: 8888**  
**Ref: 1841613308**

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at [bpay.com.au](http://bpay.com.au)



#### Paying online

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



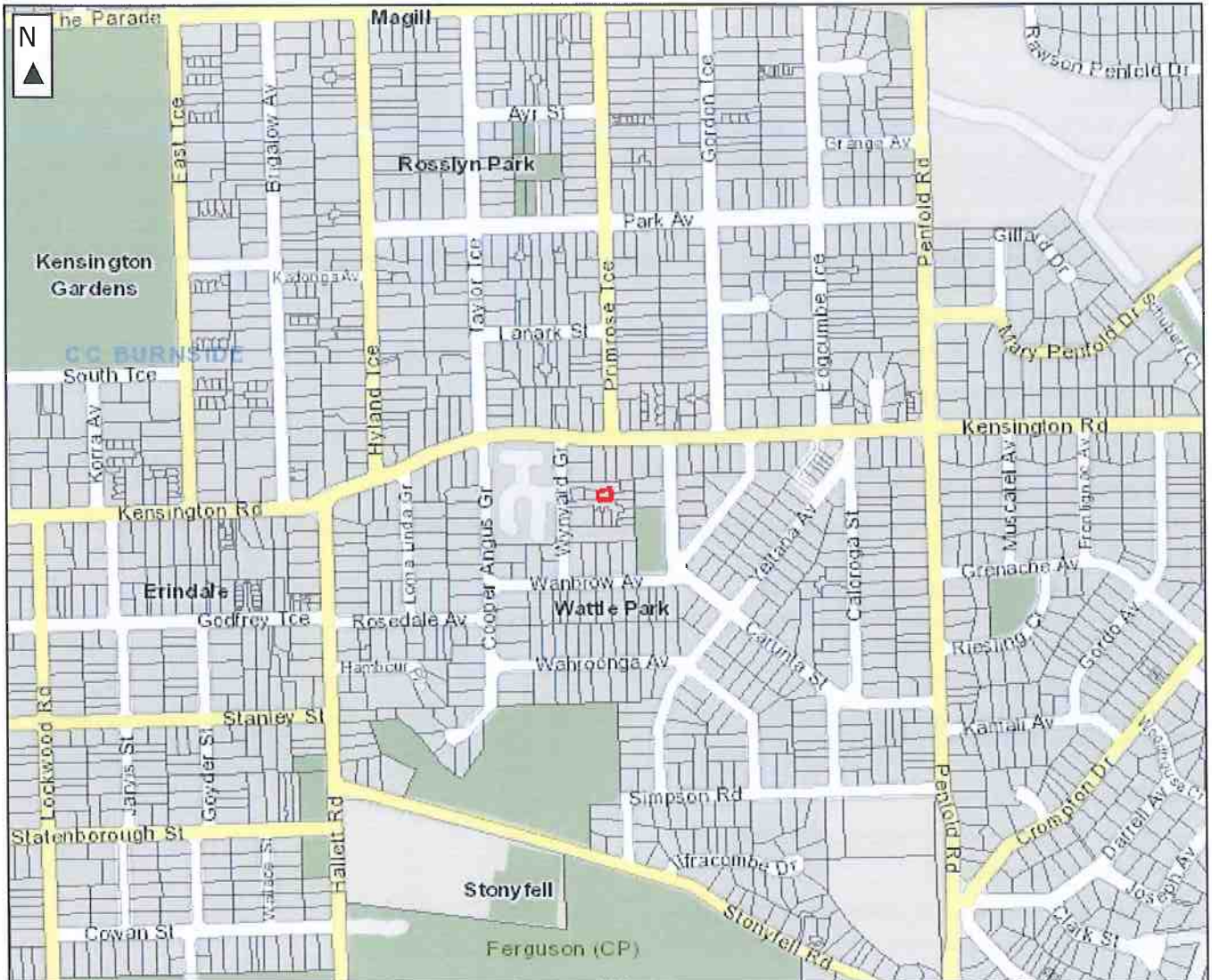
#### Paying by phone

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.  
SA Water account number: 1841613308

# SAPPA Parcel Report

Date Created: November 27, 2023

The South Australian Property and Planning Atlas is available at the Plan SA website <https://sappa.plan.sa.gov.au/>



## Address Details

**Unit Number:** 3  
**Street Number:** 6  
**Street Name:** WYNYARD  
**Street Type:** GR  
**Suburb:** WATTLE PARK  
**Postcode:** 5066

Scale ≈ 1:9028 (on A4 page)

250 metres≈

The information provided, is not represented to be accurate, current or complete at the time of printing this report.

## Property Details:

**Council:** CITY OF BURNSIDE  
**State Electorate:** BRAGG (2014), BRAGG (2018), BRAGG (2022)  
**Federal Electorate:** STURT (2013), STURT (2016), STURT (2019)  
**Hundred:** ADELAIDE  
**Valuation Number:** 1841613308  
**Title Reference:** CT5135/895  
**Plan No. Parcel No.:** S12523U3

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Zoning details next page



**Government of South Australia**  
 Attorney-General's Department

## Zone Details

### Zones

Hills Neighbourhood (Z2405) - HN

### Overlays

**Airport Building Heights (Regulated) (O0303) - All structures over 30 metres**

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

**Hazards (Flooding - Evidence Required) (O2416)**

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

**Prescribed Wells Area (O4804)**

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

**Regulated and Significant Tree (O5404)**

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

**Stormwater Management (O5710)**

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

**Traffic Generating Development (O6001)**

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

**Urban Tree Canopy (O6302)**

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.

### Variations

**Maximum Building Height (Metres) (V0002) - 9**

Maximum building height is 9m

**Maximum Building Height (Levels) (V0008) - 2**

Maximum building height is 2 levels

**Gradient Minimum Site Area (General) (V0016) - 750\_750\_750**

Minimum site area for all dwellings where the site gradient is less than 1-in-8 is 750sqm; 1-in-8 to 1-in-4 is 750sqm; greater than 1-in-4 is 750sqm

**Gradient Minimum Frontage (Detached) (V0017) - 15\_15\_15**

Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 15m; 1-in-8 to 1-in-4 is 15m; greater than 1-in-4 is 15m

**Gradient Minimum Frontage (Semi-detached) (V0018) - 15\_15\_15**

Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 15m; 1-in-8 to 1-in-4 is 15m; greater than 1-in-4 is 15m

**Gradient Minimum Frontage (Row) (V0019) - 15\_15\_15**

Minimum frontage for row dwellings where the site gradient is less than 1-in-8 is 15m; 1-in-8 to 1-in-4 is 15m; greater than 1-in-4 is 15m

**Gradient Minimum Frontage (Group) (V0020) - 18\_18\_18**

Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m

**Gradient Minimum Frontage (Residential Flat) (V0021) - 18\_18\_18**

Minimum frontage for residential flat building where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m

# Property Interest Report

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

Title Reference	CT 5135/895	Reference No. 2523252
Registered Proprietors	D B*MARTIN	Prepared 27/11/2023 12:47
Address of Property	Unit 3, 6 WYNYARD GROVE, WATTLE PARK, SA 5066	
Local Govt. Authority	CITY OF BURNSIDE	
Local Govt. Address	PO BOX 9 GLENSIDE SA 5065	

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

## Table of Particulars

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

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

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

### 1. General

- |     |  |  |
|-----|--|--|
| 1.1 | Mortgage of land<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>  | Refer to the Certificate of Title  |
| 1.2 | Easement<br>(whether over the land or annexed to the land)<br><br>Note--"Easement" includes rights of way and party wall rights<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>   | Refer to the Certificate of Title  |
| 1.3 | Restrictive covenant<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>  | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence<br>(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title<br>also<br>Contact the vendor for these details            |
| 1.5 | Caveat   | Refer to the Certificate of Title  |
| 1.6 | Lien or notice of a lien   | Refer to the Certificate of Title  |

### 2. Aboriginal Heritage Act 1988

- |     |   |   |
|-----|---|---|
| 2.1 | section 9 - Registration in central archives of an Aboriginal site or object              | Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title |
| 2.2 | section 24 - Directions prohibiting or restricting access to, or activities on, a site or | Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title                            |

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

State Planning Commission in the Department for Trade and Investment has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

Building Fire Safety Committee in the Department for Trade and Investment has no record of any notice affecting this title

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

## 6. Repealed Act conditions

- |     |   |   |
|-----|---|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) | State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title |
|     |   | also  |
|     |   | Contact the Local Government Authority for other details that might apply   |

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

## 7. Emergency Services Funding Act 1998

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

## 8. Environment Protection Act 1993

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

8.9	section 103P - Notation of site contamination audit report in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.10	section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land	EPA (SA) does not have any current Orders registered on this title
<b>9. Fences Act 1975</b>		
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
<b>10. Fire and Emergency Services Act 2005</b>		
10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor
<b>11. Food Act 2001</b>		
11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
<b>12. Ground Water (Qualco-Sunlands) Control Act 2000</b>		
12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title
<b>13. Heritage Places Act 1993</b>		
13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title
<b>14. Highways Act 1926</b>		
14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title
<b>15. Housing Improvement Act 1940 (repealed)</b>		
15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title
<b>16. Housing Improvement Act 2016</b>		

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

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

- |      |   |  |
|------|---|--|
| 17.1 | section 10 - Notice of intention to acquire | Refer to the Certificate of Title for any notice of intention to acquire 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 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 also<br>DEW has no record of any permit (that remains in force) affecting this title |
| 18.9  | section 120 - Notice to take remedial or other action in relation to a well                                 | DEW has no record of any notice affecting this title   |
| 18.10 | section 135 - Water resource works approval   | DEW has no record of a water resource works approval affecting this title  |
| 18.11 | section 142 - Site use approval   | DEW has no record of a site use approval affecting this title  |
| 18.12 | section 166 - Forest water licence  | DEW has no record of a forest water licence affecting this title   |
| 18.13 | section 191 - Notice of instruction as to keeping or management of animal or plant                          | The regional landscape board has no record of any notice affecting this title  |
| 18.14 | section 193 - Notice to comply with action order for the destruction or control of animals or plants        | The regional landscape board has no record of any notice affecting this title  |
| 18.15 | section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve            | The regional landscape board has no record of any notice affecting this title  |
| 18.16 | section 196 - Notice requiring control or quarantine of animal or plant                                     | The regional landscape board has no record of any notice affecting this title  |
| 18.17 | section 207 - Protection order to secure compliance with specified provisions of the                        | The regional landscape board has no record of any notice affecting this title  |

	Act	
18.18	section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any notice affecting this title
18.19	section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any notice affecting this title
18.20	section 215 - Orders made by ERD Court	The regional landscape board has no record of any notice affecting this title
18.21	section 219 - Management agreements	The regional landscape board has no record of any notice affecting this title
18.22	section 235 - Additional orders on conviction	The regional landscape board has no record of any notice affecting this title
<b>19.</b>	<b><i>Land Tax Act 1936</i></b>	
19.1	Notice, order or demand for payment of land tax	<p><b>A Land Tax Certificate will be forwarded.</b>  <b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b></p> <p><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates</b>  <b><a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b></p>
<b>20.</b>	<b><i>Local Government Act 1934 (repealed)</i></b>	
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
<b>21.</b>	<b><i>Local Government Act 1999</i></b>	
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
<b>22.</b>	<b><i>Local Nuisance and Litter Control Act 2016</i></b>	
22.1	section 30 - Nuisance or litter abatement notice	Contact the Local Government Authority for other details that might apply
<b>23.</b>	<b><i>Metropolitan Adelaide Road Widening Plan Act 1972</i></b>	
23.1	section 6 - Restriction on building work	Transport Assessment Section within DIT has no record of any restriction affecting this title
<b>24.</b>	<b><i>Mining Act 1971</i></b>	
24.1	Mineral tenement (other than an exploration licence)	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
24.2	section 9AA - Notice, agreement or order to waive exemption from authorised operations	Contact the vendor for these details
24.3	section 56T(1) - Consent to a change in authorised operations	Contact the vendor for these details
24.4	section 58(a) - Agreement authorising tenement holder to enter land	Contact the vendor for these details
24.5	section 58A - Notice of intention to commence authorised operations or apply for lease or licence	Contact the vendor for these details
24.6	section 61 - Agreement or order to pay compensation for authorised operations	Contact the vendor for these details
24.7	section 75(1) - Consent relating to extractive minerals	Contact the vendor for these details
24.8	section 82(1) - Deemed consent or agreement	Contact the vendor for these details

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

## **25. *Native Vegetation Act 1991***

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

Refer to the Certificate of Title

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

Refer to the Certificate of Title

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

Refer to the Certificate of Title

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

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

26.1 section 97 - Notice to pay levy in respect of costs of regional NRM board The regional landscape board has no record of any notice affecting this title

26.2 section 123 - Notice to prepare an action plan for compliance with general statutory duty The regional landscape board has no record of any notice affecting this title

26.3 section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object The regional landscape board has no record of any notice affecting this title

26.4 section 135 - Condition (that remains in force) of a permit The regional landscape board has no record of any notice affecting this title

26.5 section 181 - Notice of instruction as to keeping or management of animal or plant The regional landscape board has no record of any notice affecting this title

26.6 section 183 - Notice to prepare an action plan for the destruction or control of animals or plants The regional landscape board has no record of any notice affecting this title

26.7 section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve The regional landscape board has no record of any notice affecting this title

26.8 section 187 - Notice requiring control or quarantine of animal or plant The regional landscape board has no record of any notice affecting this title

26.9 section 193 - Protection order to secure compliance with specified provisions of the Act The regional landscape board has no record of any order affecting this title

26.10 section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act The regional landscape board has no record of any order affecting this title

26.11 section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act The regional landscape board has no record of any authorisation affecting this title

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

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

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

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

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

- 29.1 Part 5 - Planning and Design Code  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also

### **Code Amendment**

**Flooding Hazards Mapping Update - seeks to update the extent of the Hazard (Flooding – Evidence Required) Overlay in the Planning and Design Code in 13 local government areas and several Outback Areas of the State, based on more recent flood hazard mapping. For more information, refer to the 'Code Amendments' page on the PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone PlanSA on 1800752664.**

### **Code Amendment**

**Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone PlanSA on 1800752664.**

### **Code Amendment**

**Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. For more information, refer to the 'Code Amendments' page on the PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone PlanSA on 1800752664.**

- 29.2 section 127 - Condition (that continues to apply) of a development authorisation  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details

29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title  also  Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title  also  Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title  also  Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Trade and Investment has no record of any order or notice affecting this title  also  Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item  also  Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item  also  State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

**30. *Plant Health Act 2009***

30.1	section 8 or 9 - Notice or order concerning pests	Plant Health in PIRSA has no record of any notice or order affecting this title
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**31. *Public and Environmental Health Act 1987 (repealed)***

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

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

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

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

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

### 34. **Water Industry Act 2012**

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

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

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

### 36. **Other charges**

- 36.1 Charge of any kind affecting the land (not included in another item)  
 Refer to the Certificate of Title  
 also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

## Other Particulars

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

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

## Additional Information

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

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

## Notices

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

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

Water Resources Management - Taking of underground water

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

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

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

## Certificate of Title

Title Reference: CT 5135/895

Status: CURRENT

Edition: 4

## 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

## Certificate of Title

**Title Reference:** CT 5135/895  
**Status:** CURRENT  
**Parent Title(s):** CT 2240/148  
**Dealing(s) Creating Title:** SA 7539912  
**Title Issued:** 03/08/1993  
**Edition:** 4

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
28/09/2004	13/10/2004	10077700	TRANSFER	REGISTERE D	DOROTHEA BETTY MARTIN
25/01/1996	09/02/1996	8056978	TRANSFER	REGISTERE D	LORNA JEAN MALE
16/09/1993	21/10/1993	7575702	TRANSFER	REGISTERE D	CECIL DAVID MATTINGLEY, CHRISTOBEL ROSEMARY MATTINGLEY
16/09/1993	21/10/1993	7575701	DISCHARGE OF MORTGAGE	REGISTERE D	7454945
23/02/1993	29/03/1993	7454945	MORTGAGE	REGISTERE D	

## Certificate of Title

Title Reference CT 5135/895  
Status CURRENT  
Easement NO  
Owner Number 13227714  
Address for Notices 3/6 WYNYARD GR WATTLE PARK 5066  
Area NOT AVAILABLE

## Estate Type

Fee Simple (Unit)

## Registered Proprietor

DOROTHEA BETTY MARTIN  
OF UNIT 3 6 WYNYARD GROVE WATTLE PARK SA 5066

## Description of Land

UNIT 3 STRATA PLAN 12523  
IN THE AREA NAMED WATTLE PARK  
HUNDRED OF ADELAIDE

## Last Sale Details

Dealing Reference TRANSFER (T) 10077700  
Dealing Date 28/09/2004  
Sale Price \$342,500  
Sale Type TRANSFER FOR FULL MONETARY CONSIDERATION

## Constraints

### Encumbrances

NIL

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
1841613308	CURRENT	Unit 3, 6 WYNYARD GROVE, WATTLE PARK, SA 5066

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

Valuation Number	1841613308
Type	Site & Capital Value
Date of Valuation	01/01/2023
Status	CURRENT
Operative From	01/07/1993
Property Location	Unit 3, 6 WYNYARD GROVE, WATTLE PARK, SA 5066
Local Government	BURNSIDE
Owner Names	DOROTHEA BETTY MARTIN
Owner Number	13227714
Address for Notices	3/6 WYNYARD GR WATTLE PARK 5066
Zone / Subzone	HN - Hills Neighbourhood\
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	6H/U G
Local Government Description	Residential

## Parcels

Plan/Parcel	Title Reference(s)
S12523 UNIT 3	CT 5135/895

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$315,000	\$640,000			
Previous	\$245,000	\$560,000			

## Building Details

Valuation Number	1841613308
Building Style	Colonial

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<b>Year Built</b>	1993
<b>Building Condition</b>	Basic
<b>Wall Construction</b>	Bluestone; Slate Tile
<b>Roof Construction</b>	Galvanised Iron
<b>Equivalent Main Area</b>	138 sqm
<b>Number of Main Rooms</b>	6

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



12523

STRATA PLAN NUMBER  
**SP 12523**

THIS IS SHEET 1 OF 3 SHEETS	
DEPOSITED 29 / 7 / 19 93	<i>[Signature]</i>
W.J.S.	REGISTERED SURVEYOR GENERAL
MAP REFERENCE 6628 / 42 / 1	
TITLE REFERENCE VOL 2240 FOL 148	
O.B. AREA-PLAN-REF. FP 33860	TOTAL AREA 2214 m <sup>2</sup>
HUNDRED ADELAIDE	
TOWNSHIP/AREA WATTLE PARK	
COUNCIL CITY OF BURNSIDE	

PT SEC 288.



ANNOTATIONS

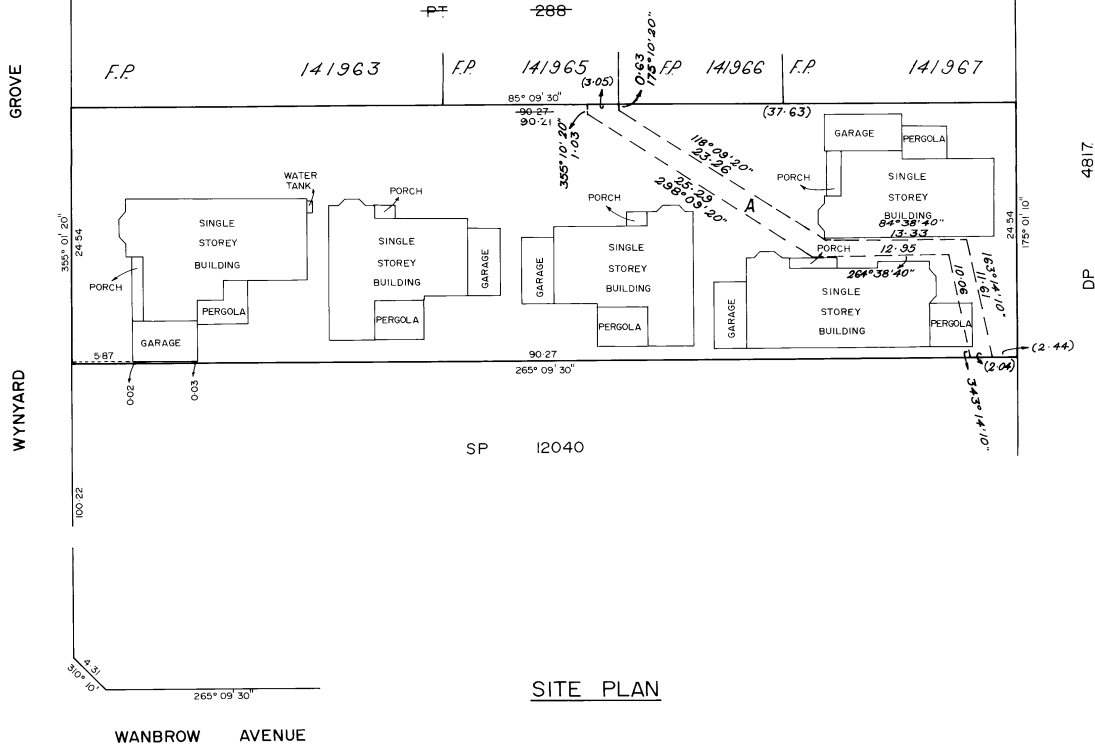
Amendment of distance vide Dkt. 69/1998.  
pro R.G. 24.2.98

Addition of Easement A vide TG 8530776.  
pro R.G. 1-12-1998.

PORTION OF THE COMMON PROPERTY MARKED A HEREON IS SUBJECT TO AN EASEMENT TO THE COUNCIL FOR DRAINAGE PURPOSES VIDE TG 8530776

I, BRUCE ALLAN HEWETT, a licensed surveyor under the Survey Act, 1992 certify:-  
(a) that this plan correctly delineates the boundaries of the land comprised in the plan and all units, unit subsidiaries, common property and other buildings shown on the plan;  
(b) that this plan is correct for the purposes of the Strata Titles Act, 1988, and regulations.  
Dated this 26th day of MAY, 1993  
*[Signature]*  
Licensed Surveyor

**BRUCE A. HEWETT**  
LICENSED SURVEYOR  
54 Comondale Park, Blackwood  
S.A. 5061. Phone, Fax 278 7509  
Reference 92119

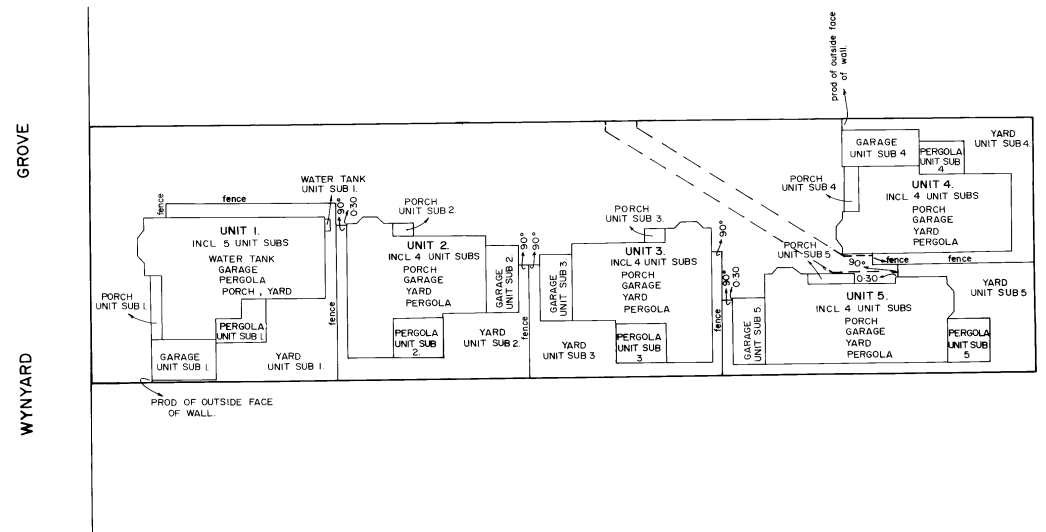


SITE PLAN

WANBROW AVENUE

12523

PLAN NUMBER		
<b>SP 12523</b>		
DEPOSITED	29/7/1993	<i>Bruce A. Hewett</i>
ADMITTED FOR FILING		REG. REGISTRAR GENERAL
THIS IS SHEET	2 OF MY PLAN IN	3 SHEETS
DATED	/ /19	
LICENSED SURVEYOR		
SCALE	0 5 10 15 20 25	METRES
STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND AMENDMENTS		



GROUND FLOOR PLAN

The lower and upper boundaries of the unit subsidiaries shown as yards are existing ground level and 3.00 metres above existing ground level respectively except where eaves exist then the upper boundary is to be 0.15 metres below the level of eaves.

**BRUCE A. HEWETT**  
 LICENSED SURVEYOR  
 54 Coronanda Palu, Manukau  
 S.A. 2051. Phone, Fax 278 7509  
 Reference 92119

Application No. 7539912	STRATA PLAN NUMBER SP 12523
	DEPOSITED 29/07/1993 <i>[Signature]</i> RRO REGISTRAR-GENERAL
	THIS IS SHEET 3 OF 3 SHEETS

**SCHEDULE OF UNIT ENTITLEMENTS**

UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT
1	2115				
2	1975				
3	1975				
4	1915				
5	2020				
				AGGREGATE	
				ROAD OR RESERVE ALLOTMENTS	
AGGREGATE	10000	AGGREGATE			



## STRATA TITLES ACT 1988 SECTION 41

**Request from:**

TREVOR WHITE CONVEYANCERS  
255 Flinders Street,  
ADELAIDE SA 5000

1 December 2023

Email: [kerrie@trevorwhite.com.au](mailto:kерrie@trevorwhite.com.au)

Information is furnished with regard to: Unit 3

**Owner:** Mrs Dorothea Betty Martin

**Address:** Unit 3/6 Wynyard Grove WATTLE PARK SA 5066

**Corporation:** SP 12523 Inc.

(1) In response to your recent request for certain information as provided by Sect. 41 of the Strata Titles Act 1988, we

(a) Furnish—

(i) Particulars of any contribution payable in relation to the unit

(Including details of any arrears and pre-paid of contribution related to the unit);

Administration Quarterly Levy \$638.52

Sinking Quarterly Levy of \$98.75

**Total Quarterly levy due on 01.10.23(01.10.23-31.12.23) PAID \$732.27**

**Arrears relating to the unit \$5.00**

Pre-paid contributions and levies for unit \$Nil

Special Levy due \$Nil

***NOTE: This search is current as of the notice date. We urge you call our office prior to settlement to get any updates such as *Late Fees/ Arrears Fees*.***

***Please request the purchaser to contact our office immediately so that levy arrears/legal cost for unpaid levies are avoided.***

(2) Particulars of the assets and liabilities of the Corporation;

(i) **Assets**

(a) Common Property. \$Market value

(b) Administration Account \$3,211.03

(c) Sinking Account \$4,128.34

(d) Term deposit \$Nil

(e) Total arrears of contributions and levies \$64.48

(ii) **Liabilities**

(a) Recurrent and non-recurrent expenditure – as required.

(b) Pre-paid contributions and levies \$Nil

(c) Unpaid accounts (excluding recurrent expenditure) \$42.12



- (iii) Particulars of any expenditure that the 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; Nil
  - (iv) Particulars in relation to any prescribed matter:  
**Please refer to attached minutes**
  - (v) Particulars relating to the Water Bill  
Please check with SA Water and/or Strata Water Solutions on 8172 0816 for final water reading.
- (3) Provide copies of—
- (i) The minutes of general meetings of the corporation and meetings of its management committee for such period, not exceeding two years, specified in the application;
  - (ii) The statement of accounts of the corporation last prepared by the corporation;
  - (iii) The articles for the time being in force;
  - (iv) Current policies of insurance taken out by the corporation;
- (4) Make available for inspection—
- (i) a copy of the accounting records of the corporation;
  - (ii) the minute books of the corporation;
  - (iii) any other prescribed documentary material i.e.
    - (a) the duplicate certificate of title for the common property;
    - (b) a copy of all plans, drawings, specifications and reports in his or her possession relating to the design and construction of buildings and building improvements on the site.
    - (c) a copy of any other notice, order or document in his or her possession relating to the strata scheme of which the strata corporation will need to know in order to carry out its statutory functions.
- (5) An application under this section must be accompanied by the prescribed fee.
- (6) **Note:** A statement of a strata corporation provided for the purposes of subsection (1)(a) is, in favour of the person to whom it is provided and as against the corporation, conclusive evidence (as at the date of the statement) of the matters contained in the statement. The corporation invites the purchaser to make their own enquiries in to matters of the corporation.



## Tax Invoice / Receipt

ABN: 85 102 494 717

463 Regency Road  
Prospect SA 5082

### RECEIVED FROM

TREVOR WHITE CONVEYANCERS  
255 Flinders Street,  
ADELAIDE SA 5000

### RECEIPT DATE

27<sup>th</sup> November 2022

### PAYMENT METHOD

EFT

### SUMMARY

Section 41 -

Strata Corporation 12523 Unit 3 / 6 Wynyard Grove WATTLE PARK SA 5066

\$105.60  
(Inclusive of GST)

Signed by

Tyson D'Sylva  
ACE Body Corporate Management  
For Strata Corporation No 12523 Inc.

**NOTE: To clarify what is being bought and sold the agent should ensure that the dimensions, boundaries and designated areas of the unit correspond with the strata plan.**



## SCHEDULE 3

### *Articles of Strata Corporation*

1. (1) A unit holder must—

(a) maintain the unit in good repair;

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

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

2. A person bound by these articles—

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

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

(c) must not 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.



## OWNER INFORMATION SHEET

Strata Corporation 12523 Inc.

**Re: UNIT No 3 Settlement Date**

In order to bring our records up to date, for any EMERGENCIES that may arise and particularly if you have not recently provided this information, would you please complete and return this form promptly.

Title: Dr/ Mr/ Mrs/ Ms/ Miss/ Other (Please circle)

Full name of owner/s:

Owner Address:

Address for service of account circulars etc:

I wish for my corporation to have web access for financial data. YES  NO

Phone:

Work :

Mobile

**Email Address:** if you want to have your levies emailed

Do you have an Agent? YES  NO  ( if Yes, please complete below)

Send all correspondence to Agent YES  NO  (If NO will be sent to above owner address)

Send Levies to Agent YES  NO

Name & Address of Agent:

Agent Phone:

Agent Email:

Conveyancer Acting On Behalf Of Vendor:

Contact Details:

Conveyancer Acting On Behalf Of Purchaser

Contact Details:

Signature:

Date:



## Balance Sheet

### As at 31/08/2023

Strata Corporation 12523 Inc

6 Wynyard Grove, WATTLE PARK SA 5066

	Current period
<b>Owners' funds</b>	
<b>Administrative Fund</b>	
Operating Surplus/Deficit--Admin	62.76
Owners Equity--Admin	1,533.80
	<u>1,596.56</u>
<b>Sinking Fund</b>	
Operating Surplus/Deficit--Sinking	1,876.21
Owners Equity--Sinking	1,759.97
	<u>3,636.18</u>
<b>Net owners' funds</b>	<u><u>\$5,232.74</u></u>
<b>Represented by:</b>	
<b>Assets</b>	
<b>Administrative Fund</b>	
Cash at Bank--Admin	1,434.06
Receivable--Levies--Admin	19.08
Receivable--Owners--Admin	143.42
	<u>1,596.56</u>
<b>Sinking Fund</b>	
Cash at Bank--Sinking	3,633.23
Receivable--Levies--Sinking	2.95
	<u>3,636.18</u>
<b>Unallocated Money</b>	<u>0.00</u>
<i>Total assets</i>	<u><u>5,232.74</u></u>
<b>Less liabilities</b>	
<b>Administrative Fund</b>	<u>0.00</u>
<b>Sinking Fund</b>	<u>0.00</u>
<b>Unallocated Money</b>	<u>0.00</u>
<i>Total liabilities</i>	<u><u>0.00</u></u>
<b>Net assets</b>	<u><u>\$5,232.74</u></u>



# Income & Expenditure Statement for the financial year to 31/08/2023

Ace Body Corporate Management  
ABN: 85 102 494 717  
PO Box 671, Modbury SA  
Ph: 08 8342 1544  
E: [accounts.sa@acebodycorp.com.au](mailto:accounts.sa@acebodycorp.com.au)

Strata Corporation 12523 Inc

6 Wynyard Grove, WATTLE PARK SA 5066

## Administrative Fund

### Current period

01/09/2022-31/08/2023

### Revenue

Interest on Arrears--Admin	10.16
Levies (Special)--Admin	1,841.57
Levies --Admin	12,471.03
Recovery--Owner	710.00
<i>Total revenue</i>	<u>15,032.76</u>

### Less expenses

ATO / Public Officer	99.00
Audit Services	157.00
Comms/Data/Technology - Fixed Fee	525.00
Insurance--Premiums	6,534.93
Insurance--Valuation	297.00
Maint Bldg--General Repairs	1,320.00
Maint Bldg--Gutters & Downpipes	1,680.00
Maint Bldg--Plumbing--Drains & Sewers	445.50
Maint Grounds--Lawns & Gardening	1,642.00
Management Fees--Standard	1,174.92
Meeting Fee	88.00
Reimburse Funds	557.70
Utility--Electricity	448.95
<i>Total expenses</i>	<u>14,970.00</u>

### Surplus/Deficit

62.76

Opening balance 1,533.80

### Closing balance

\$1,596.56

**Sinking Fund****Current period**

01/09/2022-31/08/2023

**Revenue**

Interest on Arrears--Sinking	1.22
Levies --Sinking	1,874.99

<i>Total revenue</i>	<u>1,876.21</u>
----------------------	-----------------

**Less expenses**

<i>Total expenses</i>	<u>0.00</u>
-----------------------	-------------

**Surplus/Deficit**

	<u>1,876.21</u>
--	-----------------

Opening balance	1,759.97
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**Closing balance**

	<u><u>\$3,636.18</u></u>
--	--------------------------



Level 13, 431 King William Street  
Adelaide SA 5000

## Certificate of Currency

### CHU Residential Strata Insurance Plan

<b>Policy No</b>	<b>HU0006079611</b>
<b>Policy Wording</b>	CHU RESIDENTIAL STRATA INSURANCE PLAN
<b>Period of Insurance</b>	15/03/2023 to 15/03/2024 at 4:00pm
<b>The Insured</b>	STRATA CORPORATION NO. 12523 INC.
<b>Situation</b>	6 WYNYARD GROVE WATTLE PARK SA 5066

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### Policies Selected

#### Policy 1 – Insured Property

Building: \$2,930,000

Common Area Contents: \$22,150

Loss of Rent & Temporary Accommodation (total payable): \$439,500

#### Policy 2 – Liability to Others

Sum Insured: \$30,000,000

#### Policy 3 – Voluntary Workers

Death: \$300,000

Total Disablement: \$3,000 per week

#### Policy 4 – Workers Compensation

Not Available

#### Policy 5 – Fidelity Guarantee

Sum Insured: \$250,000

#### Policy 6 – Office Bearers' Legal Liability

Sum Insured: \$250,000

#### Policy 7 – Machinery Breakdown

Sum Insured: \$10,000

#### Policy 8 – Catastrophe Insurance

Not Selected

#### Policy 9 – Government Audit Costs and Legal Expenses

Government Audit Costs: \$25,000

Appeal expenses – common property health & safety breaches: \$100,000

Legal Defence Expenses: \$100,000

### Policy 10 – Lot owners' fixtures and improvements (per lot)

Sum Insured: \$250,000

**Flood Cover is included.**

### CommunitySure Endorsement

CHU advises that, in line with our underwriting guidelines and your disclosed information and / or your request, the following policy condition applies to the above policy. This policy condition should be read in conjunction with, and as forming part of, your existing policy wording.

Special Benefit 7 of Policy 1 – Insured Property is hereby deleted and replaced with the following:

#### *Fusion of motors*

We will pay up to \$10,000 for the cost of repairing or replacing an electric motor forming part of Your Insured Property damaged by Fusion.

If the motor forms part of a sealed unit We will also pay for the cost of replacing gas.

If the motor in a sealed unit cannot be repaired or replaced because of the unit's inability to use a different type of refrigerant (a new gas as required by regulation) or parts are no longer available then We will only pay the cost that would have been incurred in repairing a sealed unit in an equivalent modern day appliance. If an equivalent modern day appliance is not available, then one as close as possibly equivalent will be the basis of any claim.

We will not pay for:

- a. motors under a guarantee or warranty or maintenance agreement;
- b. other parts of any electrical appliance nor for any software;
- c. lighting or heating elements, fuses, protective devices or switches;
- d. contact at which sparking or arcing occurs in ordinary working

#### *How We will settle Your Fusion claim*

We will at Our option repair or replace the Insured Property or pay for the cost of same to a condition equal to but not better or more extensive than its condition immediately before the Fusion. We will not make any deduction for Depreciation in respect of parts replaced. We will not pay for the cost of any alterations, additions, improvements, modifications or overhauls.

Where components or manufacturers' specifications are no longer available due to obsolescence, the basis of settlement will be the cost of providing alternative suitable components equal to but not better or more extensive than the original component being substituted.

Special Benefit 8 of Policy 1 – Insured Property is hereby deleted and replaced with the following:

#### *Environmental improvements*

If Damage to Your Insured Property is admitted as a claim under Policy 1 – Insured Property and the cost to rebuild, replace or repair the Damaged portion is more than ten percent (10%) of what the cost would have been had Your Insured Property been totally destroyed We will, in addition to the cost of environmental improvements claimable under Policy 1 – Insured Property, also pay up to \$20,000 for the cost of additional environmental improvements not previously installed such as rainwater tanks, solar energy and grey water recycling systems.

Special Benefit 12 of Policy 1 – Insured Property is hereby deleted and replaced with the following:

#### *Keys, lock replacement*

We will pay up to \$10,000 for the reasonable costs You necessarily incur in:

- a. re-keying or re-coding locks together with replacement keys; or
- b. replacing locks with locks of a similar type and quality if they cannot be re-keyed or re-coded;

If the keys to Your Insured Property are stolen as a consequence of forcible entry into or out of:

- i. any building forming part of such property;
- ii. the premises of a keyholder; or
- iii. during the hold-up of a person who normally has the keys in their possession. We will not pay if there are reasonable grounds to believe the keys or codes have been stolen or duplicated by any occupant or previous occupant of Your Insured Property, or by their family or friends.

We will not pay if there are reasonable grounds to believe the keys or codes have been stolen or duplicated by any occupant or previous occupant of Your Insured Property, or by their family or friends.

Special Benefit 13 of Policy 1 – Insured Property is hereby deleted and replaced with the following:

*Landscaping*

We will pay the lesser of one percent (1%) of the Building Sum Insured under Policy 1 – Insured Property or \$100,000, for the reasonable costs You or a Lot Owner necessarily incur in replacing or repairing Damaged trees, shrubs, plants, lawns or rockwork at Your Situation lost or damaged by an Event claimable under Policy 1 – Insured Property.

For fallen trees or branches that have caused Damage to Your Insured Property, We will pay up to \$50,000 for the reasonable professional costs You necessarily incur for their removal and disposal.

We will not pay for removal or disposal of trees or branches that have fallen and not Damaged Your Insured Property.

Special Benefit 24 of Policy 1 – Insured Property is hereby deleted and replaced with the following:

*Water removal from basement*

We will pay up to \$5,000 for the reasonable costs You necessarily incur in removing water from the basement or undercroft area of Your Insured Property if such inundation is directly caused by Storm or Rainwater.

We will not pay if the inundation is caused by any other Event that is not claimable under Policy 1 – Insured Property.

**The Table of Benefits in Policy 3 – Voluntary Workers is replaced by**

Insured Event	Benefit
1. Death	\$300,000
2. Total and irrecoverable loss of all sight in both eyes	\$300,000
3. Total and permanent loss of the use of both hands or of the use of both feet or the use of one hand and one foot	\$300,000
4. Total and permanent loss of the use of one hand or of the use of one foot	\$150,000
5. Total and irrecoverable loss of all sight in one eye	\$150,000
6.a. Total Disablement from engaging in or attending to usual profession, business or occupation in respect of each week of Total Disablement up to a maximum of 104 weeks.	\$3,000

The maximum benefit per week is:

6.b.	Partial Disablement from engaging in or attending to usual profession, business or occupation in respect of each week of Partial Disablement up to a maximum of 104 weeks. The maximum benefit per week is:	\$1,500
7.	The reasonable cost of domestic assistance certified by a qualified medical practitioner that a Voluntary Worker is totally disabled from performing his/her usual profession, business, occupation or usual household activities – in respect of each week of disablement a weekly benefit not exceeding \$750 up to a maximum of:	\$7,500
8.	The reasonable cost of travel expenses necessarily incurred at the time of, or subsequent to, the sustaining of bodily injury to obtain medical treatment – up to a maximum of:	\$3,000
9.	The reasonable cost of home tutorial expenses if the Voluntary Worker is a full time student – in respect of each week of Total Disablement a weekly benefit not exceeding \$375 up to a maximum of:	\$3,750
10.	The reasonable cost of burial or cremation of a Voluntary Worker up to a maximum of:	\$7,500

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

Date Printed

06/04/2023

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



## THE MINUTES OF THE ANNUAL GENERAL MEETING

### STRATA CORPORATION Plan No 12523 6 WYNYARD GROVE WATTLE PARK

DATE, PLACE & TIME OF MEETING:	Held on Thursday, 18 November 2021 3.05 pm Unit 5, 6 Wynyard Grove, Wattle Park		
LOTS REPRESENTED:	Lot 1	The Estate of Mrs P J Christie	Represented by Mr J Christie
	Lot 2	Ms Maryanne Noon	Owner present
	Lot 3	Mrs Dorothea Betty Martin	Proxy to Mr Garry Martin
	Lot 4	Mrs Pamela May Bell	Owner present
	Lot 5	Mrs Sandra Bennett	Owner present
IN ATTENDANCE:	Karen Doherty of Ace Body Corporate Management.		

#### 1. Appointment of Chairperson

Owners represented were in majority favour of Karen Doherty of ABCM to assist the corporation with conducting the meeting and recording the minutes.

**Motion CARRIED.**

#### 2. Quorum, In Attendance, Recording of Proxies

A quorum was declared with 5 of the 5 units in attendance.

#### 3. Confirmation of Previous Meeting Minutes

The minutes from the Annual General Meeting held on 22nd of October 2020 were accepted as a true and accurate record of the proceedings.

**Motion CARRIED.**

#### 4. Business Arising from Previous Meeting

##### Brush Fence Roll Top Repairs

Hewitt Fencing supplied and fitted new brush roll top to the division brush fence between unit 5 and unit 3. These works were undertaken in July 2021 at a cost of \$2,600.00. Payment was made from the sinking fund.

##### Unit 4 Paving

Ziegler Property Solutions undertook the paving repairs to the common property area in front of the unit 4 side gate. The works were undertaken in January 2021 at a cost of \$330.00.

##### Unit 3 Stormwater

Ken Hall Plumbers had proceeded with a hydrojet of the stormwater at the rear of unit 3 in November 2020 at a cost of \$357.50 and their invoice stated the reported findings:

- 1 - Leak between pergola and house - KHP have stated that the only way to potentially repair this would be to resheet the pergola roof with iron sheets and weather the ends down so water cannot run back underneath.
- 2 - Damp spot on the paver directly under pergola.
- 3 - Gutter joints leaking and the gutters required to be cleaned as full of leaves.

ABCM informed Mr Martin that items 1 and 2 were an owner responsibility. Mr Martin advised that they would monitor the damp spot on the pavers.

It was noted that the gutter joints that are leaking is a corporation responsibility.

#### 5. Timber Repairs

The corporation agreed to proceed with the timber repairs to the five units. It was noted that the sinking fund balance as at 18 November 2021 was \$3,134.68. Members present discussed the two quotes tabled:

Tradeworks Building Group quote of \$9,208.10  
Ziegler Property Solutions quote of \$8,910.00

Members present queried the Tradeworks Building Group quote if both unit 4 bay windows were quoted for. It was noted that the quote had the same description for unit 4 repeated.

Mrs Bennett volunteered to option two more quotes. Mrs Bennett advised that one of the contractors she wished to obtain a quote from was currently on holidays.

ABCM were requested to arrange for both Tradeworks Building Group and Ziegler to inspect the rear of unit 2 and the unit 3 rear gutters. After the inspection revised quotes are to be submitted to ABCM.

Once all quotes are obtained ABCM were requested to hold an Extraordinary General Meeting with all owners to vote on the preferred quote.

It was agreed that a special levy of \$6,000.00 would be raised divided between the 5 owners by unit entitlement with a due date of 15 January 2022.

**Motion CARRIED.**

#### 6. Confirmation of Financial Statements

The financial statements for the twelve month period ending 31st of August 2021 were accepted as an accurate record of the corporation's financial position by the members of the corporation. All records were accessible throughout the meeting.

ABCM apologised and advised that an amount of \$1.10 for disbursements had been inadvertently charged to the corporation. The amount of \$1.10 will be refunded to the corporation.

**Motion CARRIED.**

## 7. APPOINTMENTS

### 7.1 Election of Office Bearers

In accordance with the Strata Title Act Part 3, Division 1 Section 23, the members of Body Corporate elected the following members for the next 12 months.

Presiding Officer/Treasurer: Mrs Sandra Bennett  
Secretary: Mr John Christie

The members agreed that, if any of the office bearer positions become vacant during the year for reasons such as, the owner is no longer an owner or the position relinquished, the vacant office bearer position will automatically be fulfilled by the other existing office bearer/s providing the other positions are held by another owner/s. If no additional office bearers are appointed, in order to remain compliant with the legislation, all owners will be deemed an office bearer until the next General Meeting of the corporation.

**Motion CARRIED.**

### 7.2 Election of Management Committee

The members of the corporation agreed that the office bearers would constitute the corporation's management committee.

The management committee to be authorised to proceed for each occurrence of unplanned maintenance work that may occur throughout the year. ABCM advised that management committee does not have the power to authorise anything for which a special or unanimous resolution of the corporation is required by the legislation or the articles of the corporation in accordance with Strata Titles Act 1988 (s35[8]).

### 7.3 Appointment of Management

Ace Body Corporate Management were appointed as manager for the corporation's current financial year, in accordance with with the Strata Titles Act 1988 Section 23 to assist the appointed officer bearers for the following 12 months in accordance with Schedule 1 and the General Conditions of the management agreement. Pro rata management fees will be charged from the end of the corporation's financial year up until the next Annual General Meeting of the corporation.

All funds of the corporation are to be deposited in the Macquarie bank account in the name of the corporation, which shall be audited and operated in accordance with the legislation. The Presiding Officer was authorised to sign the agreement. If a signed copy has not been received by ABCM within 21 days, the agreement shall be deemed to have been accepted by the Body Corporate.

**Motion CARRIED.**

## 8. INSURANCE

### 8.1 Current Insurance and Last Valuation

ABCM advised that the corporation is required to keep all buildings and building improvements insured to their full replacement value as per Strata Titles Act Division 4 Section(s) 30, Duty to insure, (1) A Strata Corporation must keep all buildings and building improvements on the site insured to their replacement value. Section 31, Duty to insure against liability.

The previous valuation was undertaken 11 Nov 2019 with the amount being \$2,011,689.00.

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
EXP-STR-671846	Expert Strata Insurance	15 Mar 2022	Building	\$2,215,000.00
			Common Contents	\$22,150.00
			Liability	\$2,237,150.00
			Lot Owner's Fixtures & Improvements	\$300,000.00
			Loss of Rent / Temp Accommodation	\$332,250.00
			Catastrophe	\$332,250.00
			Office Bearer Liability	\$250,000.00
			Fidelity Guarantee	\$100,000.00
			Public Liability	\$20,000,000.00
			Govt Audit Cost	\$30,000.00
			Workplace, Health & Safety Breaches	\$150,000.00
			Legal Defence	\$50,000.00
POLICY EXCESS	\$500.00			
<b>TOTAL PREMIUM: \$2,799.74</b>				

## 8.2 Renewal Instructions

Members of the corporation agreed that ABCM have authority to arrange and place the insurance on behalf of the corporation.

**Motion CARRIED.**

## 8.2 Renewal Instructions

Members agreed to maintain the existing building sum insured of \$2,215,000.00 upon renewal 15 March 2022.

Members requested ABCM obtain an additional quote at time of renewal and authorised the management committee to select the most appropriate policy. ABCM will send quotes to the management committee and provide 7 days for a response. If no direction is given, the members authorise ABCM to renew the existing policy.

## 9. REPAIR/MAINTENANCE

### 9.1 Gutter Cleaning

The Corporation approved for all gutters to be professionally cleaned by Fleurieu Eco Mulching on a quarterly basis. Funds have been allocated in the Administration Budget.

**Motion CARRIED.**

### 9.2 Annual Sewer and Drain Maintenance

The Corporation approved Annual Sewer and Drain Maintenance. Funds have been allocated in the Administration Budget and the Management Committee is authorised to choose the appropriate quote and provide instructions to ABCM.

ABCM were requested to obtain two quotes – one from Hydrojet Solutions Australia and one from Ken Hall Plumbers. Members present advised that the hydrojet must be done with a camera. It was agreed that the hydrojet should be undertaken prior to winter.

The corporation discussed the main drain repairs which were recommended in the quote from Ken Hall Plumbers. Members present noted that there was a crack in the main line. Owners are reminded to flush copper sulphate down their drains to assist in preventing tree roots entering.

**Motion CARRIED.**

### 9.3 Garden Maintenance

The Corporation approved continuing with the current Gardening Company, Mike's Garden Maintenance, for the next twelve months on existing terms. It was noted that he had recently cleaned the pillars.

The corporation are responsible for the following grounds maintenance; Hedges, leaf blowing, driveway weeds and the irrigation system. The individual owners are responsible for the following: lawn mowing (if applicable) for the front yard.

It was noted that the corporation is responsible for the front gardens however owners may wish to undertake the gardening themselves. It was agreed that the Presiding Officer, Mrs Bennett, would speak to the owners to confirm if works were required to their front gardens prior to each attendance by the gardener.

It was agreed that the Presiding Officer was authorised to provide instructions to Mr Mike Parsons of the grounds maintenance works required for the corporation at each attendance.

**Motion CARRIED.**

## 10. ALTERATIONS/ADDITIONS/APPROVALS

### 10.1 Work Order Authorisation

ABCM were granted authorisation to carry out necessary / emergency works without further approval from the committee if works are \$500 or under.

**Motion CARRIED.**

### 10.2 Online Voting

The Corporation approved online voting either by electronic ballots papers or voting website.

**Motion CARRIED.**

## 11. BUDGET

### 11.1 Administration Fund - Unit Entitlement

In accordance with the Strata Titles Act 1988, Part 3 Division 2, Section 27, the members of the corporation agreed with the proposed administration budget of \$11,088.00 to be adopted for the following twelve months. Contributions are payable quarterly and divided by unit entitlement. Levies will be due on the following dates: 1 January, 1 April, 1 July and 1 October.

**Motion CARRIED.**

### 11.2 Sinking Fund by Unit Entitlement

The members of the corporation agreed with the proposed Sinking Fund of \$1,500.00 per annum. The Sinking Fund's purpose is not to be used for the day to day expense of the corporation unless instructed so by the management committee and is additional to the Administrative Budget. Contributions are divided by unit entitlement and payable quarterly with Administration Levies.

**Motion CARRIED.**

### 11.3 Authority to Raise Special Levies

If a shortfall of funds occurs for any reason throughout the year, a special levy will be required and ABCM authorised to raise necessary funds in consultation with the management committee.

**Motion CARRIED.**

### 11.4 Unpaid Contributions/ Levy Debt Collection

Strata Titles Act Section 27(5) -

"The strata corporation may recover an unpaid contribution (and interest on any such contribution), as a debt, from the unit holder of the unit in respect of which the contribution is payable (whether or not that person was the unit holder when the liability arose)" Members of the corporation are reminded that if contact details like postal addresses and email address change, failure to notify ABCM may result in overdue levies and initiate arrears process.

The corporation granted approval and authorised ABCM to adopt the following unpaid levy recovery process.

- Each owner will be issued an account 30 days before the due date and is to be paid by the due date.
- A reminder will be sent 7 days after the due date at a cost of \$7.00 per notice to be paid by the owner.
- If account is not paid within 31 days another notice will be sent at cost of \$55.00 charged to owner.
- If the account is not paid within 60 days, and the owner has not made alternative satisfactory arrangements to pay the arrears, legal process will commence at the cost of \$175.00 and all costs charged to unit owner.
- All debt collection costs, court costs, search / lodgement fees and interest are recoverable from the owner.

**Motion CARRIED.**

**CLOSURE: There being no further business, the chairperson declared the meeting closed at 4:12 pm.**



## Approved Budget to apply from 01/09/2021

Strata Corporation 12523 Inc

6 Wynyard Grove, WATTLE PARK SA 5066

### Administrative Fund

#### Approved budget

#### Revenue

Levies --Admin	11,088.00
<i>Total revenue</i>	<u>11,088.00</u>

#### Less expenses

ATO / Public Officer	99.00
Audit Services	157.00
Comms/Data/Technology - Fixed Fee	525.00
Insurance--Premiums	3,100.00
Maint Bldg--Electrical	300.00
Maint Bldg--Gutters & Downpipes	1,600.00
Maint Bldg--Plumbing--Drains & Sewers	1,000.00
Maint Bldg--Roof	600.00
Maint Grounds--Irrigation Systems	200.00
Maint Grounds--Lawns & Gardening	1,819.00
Management Fees--Standard	1,050.00
Meeting Fee	88.00
Utility--Electricity	550.00
<i>Total expenses</i>	<u>11,088.00</u>

#### Surplus/Deficit

	<u>0.00</u>
Opening balance	1,843.38

#### Closing balance

\$1,843.38

Total units of entitlement	10000
Levy contribution per unit entitlement	\$1.11

**Sinking Fund****Approved  
budget****Revenue**

Levies --Sinking	1,500.00
<i>Total revenue</i>	<u>1,500.00</u>

**Surplus/Deficit**

Opening balance	2,759.99
-----------------	----------

**Closing balance**\$4,259.99

Total units of entitlement	10000
Levy contribution per unit entitlement	\$0.15



## Approved Levy Schedule to apply from 01/09/2021

Ace Body Corporate Management  
ABN: 85 102 494 717  
PO Box 671, Modbury SA

Ph: 08 8342 1544  
E: [accounts.sa@acebodycorp.com.au](mailto:accounts.sa@acebodycorp.com.au)

Strata Corporation 12523 Inc

6 Wynyard Grove, WATTLE PARK SA 5066

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

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total	Annual Total
1	1	2115.00	586.28	79.31	665.59	2,662.36
2	2	1975.00	547.47	74.06	621.53	2,486.12
3	3	1975.00	547.47	74.06	621.53	2,486.12
4	4	1915.00	530.84	71.81	602.65	2,410.60
5	5	2020.00	559.94	75.75	635.69	2,542.76
		<b>10,000.00</b>	<b>\$2,772.00</b>	<b>\$374.99</b>	<b>\$3,146.99</b>	<b>\$12,587.96</b>

## **Explanatory Notes for Strata Corporation Annual General Meeting Minutes**

The below notes should be read with the minutes and provide further information regarding the Annual General Meeting. If you require any further explanation to any of the items below or in the minutes, please contact your body corporate manager. These notes are to provide further understating to sections of the minutes and to be used as general information.

### **Office Bearers and Management Committee**

It is a legislative requirement that the corporation elect each year owner/s to hold the positions of Presiding Officer, Secretary and Treasurer (*Strata Title Act Part 3, Division 1 Section 23*).

However as you are professionally managed, ABCM in most cases perform all required duties of your behalf. (see 'Services Covered by Annual Management Fee' below).

ABCM recommends that the corporation form a management committee, which is a smaller group of owners who have the authority to approve repairs and maintenance and make decisions on behalf of all owners. (*Strata Title Act 1988 Division 6, Section 35, Point 2*). This ensures that the corporation continues running smoothly between Annual General Meetings. ABCM advises that the management committee do not have the authority to make decisions on resolutions that require special or unanimous approval.

### **Insurance**

It is a legal requirement for the corporation to be insured for the full replacement value of the property, including all costs incidental to and associated with the replacement. (*Strata Titles Act Division 4 Section(s) 30, Duty to insure*).

ABCM recommends that the corporation obtain a valuation every 3 to 5 years and also hold cover for flood, catastrophe, office bearer's liability, electrical surge and machinery breakdown where applicable.

### **Insurance Claims**

Any successful claims against the corporation's insurance policy attracts an excess. In cases where the claim is due to a lack of foreseeable maintenance, then the excess is generally payable by the corporation. If the insurance claim relates to the interior of the unit, such as a burst pipe or a cracked shower screen, the excess is payable by the individual owner.

The Body Corporate should have an ongoing maintenance program to ensure wear and tear and gradual deterioration is rectified before structural damage occurs. The sinking and/or administration (maintenance) fund should be sufficient to cover the expenses generated by the maintenance program.

ABCM strongly recommends that the corporation adopt a proactive maintenance plan in maintaining the integrity of the buildings.

All malicious damage / break and enter and / or arson should be reported to the police immediately as insurance companies require a Police Incident Report (PIR) number for claims relating to these incidents. Providing this information assists SA Police in their investigations and possible apprehension of the persons responsible and is a policy requirement.

### **Alterations, Additions & Approvals**

Any changes to the external appearance of the units require special approval from the corporation. The Strata Titles Act states that with any proposed changes, the wording of the proposed motion must be included on the agenda of a properly convened meeting of the corporation, agendas are legally required to be issued no less than fourteen days before the meeting.

If motions are not submitted before the agendas are issued, the corporation cannot legally approve these changes. The owner will then have to call an Extraordinary General Meeting at their cost or wait until the next Annual General Meeting.

### **Afterhours Property Maintenance**

If there is a maintenance emergency, ABCM have an afterhours service which can be reached by contacting the office at 08 8342 1544. It is the owner's choice to use this facility and up to the strata corporation to determine whose responsibility the maintenance lies with. The owner may also be liable to pay for the repairs if it is not deemed as emergency.

A good definition of an emergency is anything that cannot wait, that if left unattended could cause serious damage to the property, residents' health and safety or their personal property.

### **Manager's time**

If non-emergency work is requested to be undertaken during the course of the year or services outside of the management agreement section 2.1, it is not unreasonable for the Manager to charge the Corporation for additional fees, being but not limited to, time spent on seeking additional quotes, obtaining management committee consensus, excessive email correspondence, raising special levies project management and section 2.2 of the management agreement.

### **Owner Contact Information**

It is the responsibility of the owners to inform ABCM in a timely manner of changes to contact details, including postal addresses and phone numbers. It is also the responsibility of the owner to inform ABCM of any changes in occupancy and property managers.

Failure to do so may result in increased costs to the corporation should important information not reach them or ABCM is required to invest time to locate the correct owner information.

### **Owners Portal**

ABCM provides an owner's portal where owners can update their contact details and access information pertaining to their strata. Access can be gained by contacting ABCM.

### **Keys**

Owners are to ensure that they have the necessary keys, fobs, etc. for any common areas (meter boxes, gates, etc.). It is the responsibility of the owners to ensure that all property managers and tenants are provided with these keys. ABCM should be contacted **before** it becomes an emergency, additional service charges will apply to the owner should they require access quickly.

### **Contractor Qualification**

As part of providing the best service possible to the strata corporations, ABCM run any contractors attending the property through a compliance check. This is very important as it ascertains whether a contractor is appropriately licenced and insured. This is for the protection of the corporation and owners. The contractors on our panel not only have proven their quality of workmanship on our other clients but deliver competitive pricing and understand what ABCM and their clients want.

Should owners wish to engage contractors who are not approved through the compliance check, it is their responsibility to engage the contractor. Owners must be aware that they may be held personally liable for any defective works, losses, damages and / or any liability claim made against the strata corporation in relation to an unapproved contractor.

The corporation is free to engage a contractor not on our panel, however, if ACE is required to resolve issues relating to the contractor, the scope of works including checking for compliance, licenses and insurances this will be billed at \$250.00 per hour.

### **Articles / Resolutions**

All strata corporations within South Australia are bound by Schedule 3 of the Strata Titles Act, which are considered the articles of the corporation. This can be found online or by request to ABCM.

ABCM also maintains a record of resolutions passed at meetings, which can be referred to for further policies specific to the individual strata corporation.

It is important for owners to have a copy of the documents and make them available to any property managers or tenants they may have. All residents are legally bound by these rules (owners and tenants) and failure to adhere to them, or failure to enforce your tenant to adhere to them, can result in legal proceedings.

### **Future Planning**

Under the Strata Titles Act (1988), it is the responsibility of the Strata Corporation to maintain the integrity of the common property. All areas of general maintenance should be discussed at the Annual General Meeting rather than throughout the year, unless there is management committee involvement. This will ensure minimisation of administration cost to the corporation and a more consistent aesthetic look of the buildings.

The Annual General Meeting is the forum where owners can hold discussions regarding maintenance and improvements for the corporation. Owners / management committees are to be assessing in advance what items are needed for discussion and plan for them to be added to the agenda. A plan for the ongoing maintenance / upkeep is to be then decided at the Annual General Meeting, this is important as all buildings / common property will be addressed as a collective and repairs can be effectively budgeted if necessary.

It is important owners and the committee take a proactive approach in keeping up the maintenance of their corporation and bring to the attention of the committee or Annual General Meeting. If any urgent / emergency issue arises during the course of the year, our office should be contacted as usual and this will be dealt with immediately.



## THE MINUTES OF THE ANNUAL GENERAL MEETING

### STRATA CORPORATION Plan No 12523 6 WYNYARD GROVE WATTLE PARK

DATE, PLACE & TIME OF MEETING:	Held on Monday, 12 December 2022 3:05 PM. Unit 4, 6 Wynyard Grove, WATTLE PARK, SA, 5066.		
LOTS REPRESENTED:	Lot 1	Mr Matthew John & Mrs Song Curtis	Owners present
	Lot 3	Mrs Betty Martin	Proxy to Mr Garry Martin present
	Lot 4	Mrs Pamela Bell	Owner present
	Lot 5	Mrs Sandra Bennett	Owner present
APOLOGY:	Lot 2	Ms Maryanne Noon	
IN ATTENDANCE:	Karen Doherty of Ace Body Corporate Management		

#### 1. Appointment of Chairperson

Owners represented were in majority favour of Karen Doherty of ABCM to assist the corporation with conducting the meeting and recording the minutes.

**Motion CARRIED.**

#### 2. Quorum, In Attendance, Recording of Proxies

A quorum was declared with 4 of the 5 financial units in attendance or by proxy.

#### 3. Disclosure of Pecuniary Interest

It is an offence to not disclose any direct or indirect pecuniary interest in a matter in relation to the corporation. Under the Strata Titles Act, a delegate of the strata corporation who has direct or indirect pecuniary interest in a matter in relation to which he or she proposes to perform delegated functions or powers must disclose the nature of the interest, in writing, to the corporation before performing functions or powers.

Members present advised there was no pecuniary interest to declare.

#### 4. Confirmation of Previous Meeting Minutes

The minutes from the Annual General Meeting held on 18th of November 2021 be accepted as a true and accurate record of the proceedings.

**Motion CARRIED.**

## 5. Business Arising from Previous Meeting

### External Timber Repairs

A special levy of \$6,000.00 was raised divided by unit entitlement with a due date of 15 January 2022. On the 7 March 2022 the corporation accepted the attached quote from Tradeworks Building Group of \$10,006.70 for external repairs on all 5 units with the works undertaken in May 2022.

## 6. Confirmation of Financial Statements

The financial statements for the twelve month period ending 31st of August 2022 were accepted as an accurate record of the corporation's financial position by the members of the corporation. All records were accessible throughout the meeting.

**Motion CARRIED.**

## 7. APPOINTMENTS

### 7.1 Election of Office Bearers

In accordance with the Strata Title Act Part 3, Division 1 Section 23, the members of Body Corporate elected the following members for the next 12 months.

Presiding Officer:	Mrs Sandra Bennett
Treasurer/Secretary:	Ms Maryanne Noon

The members agreed that, if any of the office bearer positions become vacant during the year for reasons such as, the owner is no longer an owner or the position relinquished, the vacant office bearer position will automatically be fulfilled by the other existing office bearer/s providing the other positions are held by another owner/s. If no additional office bearers are appointed, in order to remain compliant with the legislation, all owners will be deemed an office bearer until the next General Meeting of the corporation.

**Motion CARRIED.**

### 7.2 Election of Management Committee

The members of the corporation agree that the office bearers would constitute the corporation's management committee.

The management committee to be authorised to proceed for each occurrence of unplanned maintenance work that may occur throughout the year. ABCM advised that management committee does not have the power to authorise anything for which a special or unanimous resolution of the corporation is required by the legislation or the articles of the corporation in accordance with Strata Titles Act 1988 (s35[8]).

### 7.3 Appointment of Management

Ace Body Corporate Management to be appointed as manager for the corporation's current financial year, in accordance with the Strata Titles Act 1988 Section 23 to assist the appointed officer bearers for the following 12 months in accordance with Schedule 1 and the General Conditions of the management agreement. Pro rata management fees will be charged from the end of the corporation's financial year up until the next Annual General Meeting of the corporation.

All funds of the corporation are to be deposited in the Macquarie bank account in the name of the corporation, which shall be audited and operated in accordance with the legislation. The Presiding Officer was authorised to sign the agreement. If a signed copy has not been received by ABCM within 21 days, the agreement shall be deemed to have been accepted by the Body Corporate.

**Motion CARRIED.**

## 8. INSURANCE

### 8.1 Current Insurance and Last Valuation

ABCM advised that the corporation is required to keep all buildings and building improvements insured to their full replacement value as per Strata Titles Act Division 4 Section(s) 30, Duty to insure, (1) A Strata Corporation must keep all buildings and building improvements on the site insured to their replacement value. Section 31, Duty to insure against liability.

The previous valuation was undertaken 11 Nov 2019 with the amount being \$2,011,689.00.

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
HU0006079611	CHU Underwriting Agency Pty Ltd	15 March 2023	Building	\$2,215,000.00
			Common Contents	\$22,150.00
			Loss of Rent & Temporary Accommodation	\$332,250.00
			Public Liability	\$30,000,000.00
			Voluntary Workers	\$300,000.00 / \$3,000.00
			Fidelity Guarantee	\$250,000.00
			Office Bearer Liability	\$250,000.00
			Machinery Breakdown	\$10,000.00
			Govt Audit Cost	\$25,000.00
			Appeal Expenses	\$100,000.00
			Legal Defence	\$100,000.00
			Lot Owners' Fixtures & Improvements (Per Lot)	\$250,000.00
			Policy Excess – Insured Property	\$500.00
			Policy Excess – Machinery Breakdown	\$500.00
<b>TOTAL PREMIUM: \$4,268.97</b>				

## 8.2 Renewal Instructions

Members of the corporation agree that ABCM have authority to arrange and place the insurance on behalf of the corporation.

**Motion CARRIED.**

## 8.2 Alternatives for Renewal Instructions

### Obtain Valuation at Renewal, Quote & Forward to Mgt Committee

Members requested ABCM obtain an Insurance Valuation and forward to the committee for their review with 2 quotes for identical cover. The committee to provide renewal instructions to ABCM. If no instructions are received within 7 days ABCM to renew at the cover as per valuation with the current insurer.

**Agreed by all represented**

## 8.3 Unit 5 Insurance Claim

Tradeworks Building Group undertook a make safe at a cost of \$682.00.

CHU have appointed Adelaide Insurance Builders to undertake the internal resultant water damage repairs with the works to commence 16 January 2023. The insurance excess of \$500.00 has been paid. CHU have reviewed the electricity usage reimbursement for the use of the moisture extraction fans and have agreed to reimburse \$168.73.

Ziegler Property Solutions were engaged at a cost of \$1,320.00 to undertake the repairs to the unit 5 bay window. A special levy of \$660.00 was raised divided between all 5 units by unit entitlement.

## 9. REPAIR/MAINTENANCE

### 9.1 Garden Maintenance

The Corporation approves continuing with the current Gardening Company Mike's Garden Maintenance for the next twelve months to maintain common grounds. Funds are allocated in the current budget.

The corporation are responsible for the following grounds maintenance; Hedges, leaf blowing, driveway weeds and the irrigation system. The individual owners are responsible for the following: lawn mowing (if applicable) for the front yard.

It has been noted that the corporation is responsible for the front gardens however owners may wish to undertake the gardening themselves. It had been agreed that the Presiding Officer, Mrs Bennett, would speak to the owners to confirm if works were required to their front gardens prior to each attendance by the gardener. It had been agreed that the Presiding Officer was authorised to provide instructions to Mr Mike Parsons of the grounds maintenance works required for the corporation at each attendance.

Discussion:

Mr Curtis noted that there was an issue with the irrigation system. Mrs Bell noted that this was being attended to on Monday 12 December 2022. ABCM contacts the Presiding Officer upon receipt of the invoice to confirm dates/times of attendance and approval to pay the invoice. Members present were concerned that Mr Parsons attends without informing an owner that he is onsite. ABCM were requested to contact Mr Parsons to request he knock on the door of Mrs Bennett or Mrs Bell each time he attends and then informs when he leaves. If neither owner is home Mr Parsons to be requested to leave his business card stating the time he arrives and leaves the property.

**Motion CARRIED.**

### 9.2 Gutter Cleaning

The Corporation approves for all gutters to be professionally cleaned by Gazworx on a quarterly basis. Funds have been allocated in the Administration Budget. Gazworx last attended in October 2022 at a cost of \$390.00.

Discussion:

Mr Curtis informed the meeting that the two stormwater drains were clogged and broken at the front of the property. Mr Curtis noted that the council are replacing the gutters in adjoining streets. ABCM were requested to confirm with the council when the gutters are being replaced and inform the management committee.

Mr Curtis stated that unit 1 would prefer to undertake the cleaning of their unit's gutters and downpipes. It was noted that there was an issue with the seeds blocking the downpipes and Mr Curtis expressed concern the downpipes are not being cleaned out properly. Mr Curtis agreed to proceed with the quarterly cleaning for unit 1. It was noted that the attendance in October 2022 was for units 2, 3, 4 and 5. Mr Curtis will speak to Gasworx as there is a concern with access to the rear of unit 1. The management committee will review the findings.

**Motion CARRIED.**

### 9.3 Termite Inspection

The corporation approves termite inspection of all five units. A quote will be obtained and forwarded to the management committee for instructions. Funds have not been allocated in the Administration Budget for the inspections. It was noted that if the corporation proceeded a special levy will be required for the inspections.

**Motion CARRIED.**

#### **9.4 Annual Sewer & Drain Maintenance**

The Corporation approves Distinct Plumbing to undertake annual sewer and drain maintenance prior to winter 2023. Funds have been allocated in the Administration Budget.

The corporation to discuss the quote from Distinct Plumbing of \$35,200.00 for excavation and replacement of 15 metres of sewer drain and 5 junctions.

##### **Discussion:**

Members present agreed to proceed with a hydrojet prior to Winter 2023. All members present agreed that the replacement of the sewer drain was not required and to proceed with annual maintenance. Mr Curtis volunteered to speak to Ms Noon and arrange for the works to be undertaken prior to winter. The management committee will confirm which plumbing company to engage. Mr Curtis requested a copy of the CCTV inspection from Distinct Plumbing & Gas. Mr Curtis stated that the plumber verbally advised him that about 10 metres up the driveway there was a crack in the pipe. ABCM will obtain the CCTV and forward to Mr Curtis to review.

**Motion CARRIED.**

#### **9.5 Unit 1 - Reimbursement Plumbing**

The corporation approves to reimburse the owners of unit 1 \$557.70 for Ken Hall Plumbers attendance in August 2022.

Members present agreed to reimburse the owners \$557.70 as the blockage was located on the main line.

**Motion CARRIED.**

#### **9.6 Maintenance Items for Discussion**

- Gutter Maintenance (installation of gutter guard)
- Unit 1 to clean and maintain their own gutters – discussed under 9.2 Gutter Cleaning
- Irrigation System repairs – discussed under 9.1 Grounds Maintenance
- Leaf litter in roof cavity
- Stormwater pipes on the street – discussed under 9.2 Gutter Cleaning

##### **Leaf Litter:**

Mr Curtis stated there was a concern with the leaves in the roof cavity may gather around the lights that are flush on the ceiling. Mr Curtis suggested to seal up the main apex of the roof and use expander foam. Mr Curtis volunteered to obtain a quote. ABCM will obtain at least one quote. Once the quotes are obtained, they will be forwarded to the management committee to review and provide instructions. It was noted that depending on the cost a special levy may be required.

##### **Gutter Guard:**

Mr Curtis informed the meeting that a lot of houses in the area have gutter guard and it prevents gutters/downpipes getting blocked. Mr Curtis volunteered to obtain a quote and ABCM were requested to obtain a quote prior to Winter 2023. The management committee will review and provide instructions. If works proceed a special levy will be required to fund the works.

## 10. BUDGET

### 10.1 Administration Fund - Unit Entitlement

In accordance with the Strata Titles Act 1988, Part 3 Division 2, Section 27, the members of the corporation agree with the proposed administration budget of \$12,932.00 to be adopted for the following twelve months. Owners are reminded to adequately budget for unexpected occurrences otherwise cost recovery efforts throughout the year may incur additional administrative expenses Contributions are payable quarterly and divided by unit entitlement. Levies are due and payable 1 January, 1 April, 1 July and 1 October.

**Motion CARRIED.**

### 10.2 Sinking Fund by Unit Entitlement

The members of the corporation agreed to increase the proposed Sinking Fund of \$1,500.00 to \$2,000.00 per annum. The Sinking Fund's purpose is not to be used for the day to day expense of the corporation unless instructed so by the management committee and is additional to the Administrative Budget. Contributions are divided by unit entitlement and payable quarterly with Administration Levies.

Members present requested ABCM increase the sinking fund in 2023 by 5%.

**Motion CARRIED.**

### 10.3 Authority to Raise Special Levies

The corporation is encouraged to budget adequate funds at the AGM. If a shortfall of funds occurs for any reason throughout the year, a special levy will be required and ABCM authorised to raise funds required to meet such a shortfall in proportion to the lot entitlement values and in consultation with the management committee. ABCM stated that extended administrative services will be charged to facilitate cost recovery efforts throughout the year.

**Motion CARRIED.**

### 10.4 Unpaid Contributions/ Levy Debt Collection

Strata Titles Act Section 27(5) -

"The strata corporation may recover an unpaid contribution (and interest on any such contribution), as a debt, from the unit holder of the unit in respect of which the contribution is payable (whether or not that person was the unit holder when the liability arose)" Members of the corporation are reminded that if contact details like postal addresses and email address change, failure to notify ABCM may result in overdue levies and initiate arrears process.

The Corporation authorises ABCM 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, in particular:

- Each owner will be issued an account 30 days before the due date.
- If account remains unpaid, reminder arrears notices will be sent at 7 days and 38 days after the due date.
- If account remains unpaid at 60 days, ABCM will initiate contact with the owner on behalf of the corporation and discuss payment arrangements.
- If no arrears payment arrangements are finalised with owner at 66 days, a Letter of Demand will be issued, and formal debt collection process may commence.

*\*Please note all debt collection costs, court & search / lodgement fees and interest are recoverable from the Lot/Unit owner.*

**Motion CARRIED.**

**CLOSURE: There being no further business, the chairperson declared the meeting closed at 4:50 PM.**