

# 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: **JANE EILEEN SPARKS**  
Address: **UNIT 3, 60 ROWLEY ROAD ALDINGA BEACH SA 5173**
- 4 Vendor's registered agent: **OUWENS CASSERLY REAL ESTATE PTY. LTD.**  
Address: **210 GREENHILL ROAD EASTWOOD SA 5063**
- 5 Date of contract (if made before this statement is served):        /        /2024
- 6 Description of the land: **UNIT 3, 58-60 ROWLEY ROAD ALDINGA BEACH SA 5173  
BEING THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER  
BOOK VOLUME 5256 FOLIO 887 BEING UNIT 3 STRATA PLAN 13385 IN THE AREA  
NAMED ALDINGA BEACH HUNDRED OF WILLUNGA**

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

To the purchaser:

### Right to cool-off (section 5)

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

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

- (a) you purchased by auction; or
- (b) you purchased on the same day as you, or some person on your behalf, bid at the auction of the land; or
- (c) you have, before signing the contract, received independent advice from a legal practitioner and the legal practitioner has signed a certificate in the prescribed form as to the giving of that advice; or
- (d) you are a body corporate and the land is not residential land; or
- (e) the contract is made by the exercise of an option to purchase not less than 5 clear business days after the grant of the option and not less than 2 clear business days after service of this form; or
- (f) the sale is by tender and the contract is made not less than 5 clear business days after the day fixed for the closing of tenders and not less than 2 clear business days after service of this form; or
- (g) the contract also provides for the sale of a business that is not a small business.

#### 2—Time for service

The cooling-off notice must be served—

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

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

### 3—Form of cooling-off notice

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

### 4—Methods of service

The cooling-off notice must be—

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:  
**UNIT 3, 60 ROWLEY ROAD ALDINGA BEACH SA 5173**  
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:  
**EMAIL: [JOHNL@OCRE.COM.AU](mailto:JOHNL@OCRE.COM.AU)**  
(being a number or address provided to you by the vendor for the purpose of service of the notice); or
- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:  
**210 GREENHILL ROAD EASTWOOD SA 5063**  
(being the agent's address for service under the *Land Agents Act 1994*)

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

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

### 5—Effect of service

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

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

### Proceeding with the purchase

If you wish to proceed with the purchase—

- (a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage;
- (b) pay particular attention to the provisions in the contract as to time of settlement - it is essential that the necessary arrangements are made to complete the purchase by the agreed date - if you do not do so, you may be in breach of the contract;
- (c) you are entitled to retain the solicitor or registered conveyancer of your choice.

Part C—Statement with respect to required particulars

(section 7(1))

To the purchaser:

I, JANE EILEEN SPARKS,

of UNIT 3, 60 ROWLEY ROAD ALDINGA BEACH SA 5173 the vendor in relation to the transaction state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994*

Date:

27 / 09 / 2024



Signed: .....

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

(section 9)

To the purchaser:

I, MELANIE SUSAN WOMERSLEY of 147 FROME STREET ADELAIDE SA 5000

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

Exceptions: **NIL**

Date: 27/9/24



Signed: .....

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

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

(section 7(1)(b))

### Note—

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

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

- (a) there is an attachment to this statement and—
  - (i) all the required particulars are contained in that attachment; and
  - (ii) the attachment is identified in column 2; and
  - (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or
- (b) the mortgage, charge or prescribed encumbrance—
  - (i) is one of the following items in the table:
    - (A) under the heading 1. General—
      - 1.1 Mortgage of land
      - 1.4 Lease, agreement for lease, tenancy agreement or licence
      - 1.5 Caveat
      - 1.6 Lien or notice of a lien
    - (B) under the heading 36. Other charges—
      - 36.1 Charge of any kind affecting the land (not included in another item); and
  - (ii) is registered on the certificate of title to the land; and
  - (iii) is to be discharged or satisfied prior to or at settlement.

# Table of particulars

Column 1

Column 2

Column  
3

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

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

- (a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and*
- (b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and*
- (c) the heading "6. Repealed Act conditions" and item 6.1; and*
- (d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,*

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

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

*[If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for each such mortgage, charge or prescribed encumbrance.]*  
*[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]*

## 1. General

|                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1.1</b> Mortgage of land                                                                                                                                                                                                                                                                                                                     | <p><i>Is this item applicable?</i> YES</p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> YES</p> <p><i>Are there attachments?</i> CERTIFICATE OF TITLE YES</p> <p>Number of mortgage (if registered): <b>14151865</b></p> <p>Name of mortgagee: <b>SUNCORP-METWAY LTD.</b></p>                                                                                                                                                                                                                                                                                                        |
| <p><b>1.2</b> Easement<br/>(whether over the land or annexed to the land)</p> <p><b>Note—</b></p> <p>"Easement" includes rights of way and party wall rights</p> <p><b>*REFER PROPERTY INTEREST REPORT: NOTATION IN RESPECT OF STATUTORY EASEMENTS – THIS NOTICE DOES NOT NECESSARILY IMPLY THAT ANY STATUTORY OR OTHER EASEMENT EXISTS</b></p> | <p><i>Is this item applicable?</i> YES*</p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> NO</p> <p><i>Are there attachments?</i> PROPERTY INTEREST REPORT – STATUTORY EASEMENTS YES</p> <p>Description of land subject to easement: <b>PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE</b></p> <p>Nature of easement: <b>STATUTORY EASEMENTS</b></p> <p>Are you aware of any encroachment on the easement? <b>NO</b></p> <p>If YES, give details:</p> <p>If there is an encroachment, has approval for the encroachment been given? <b>N/A</b></p> <p>If YES, give details:</p> |

|                                   |                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                 |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| 1.3                               | Restrictive covenant<br><br>NOT APPLICABLE                                                                                                                                                                                                                                         | <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>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>                                                                                                                      |                                 |
| 1.4                               | <p>Lease, agreement for lease, tenancy agreement or licence</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>NOT APPLICABLE</p> | <p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc:</p> <p>Amount of rent or licence fee:</p> <p>Is the lease, agreement for lease etc in writing?</p> <p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify—</p> <p>(a) the Act under which the lease or licence was granted:</p> <p>(b) the outstanding amounts due (including any interest or penalty):</p> |                                 |
| <b>5. Development Act 1993</b>    |                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                 |
| 5.1                               | section 42—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> LOCAL GOVERNMENT (COUNCIL) SEARCH SECTION 42 AND AUTHORISATIONS</p> <p>Condition(s) of authorisation: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH SECTION 42 AND AUTHORISATIONS</p>                                                                                                                                                                                                                                                     | <p>YES</p> <p>NO</p> <p>YES</p> |
| <b>6. Repealed Act conditions</b> |                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                 |
| 6.1                               |                                                                                                                                                                                                                                                                                    | <p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH PLANNING ACT 1982 (REPEALED), BUILDING ACT 1971 (REPEALED) AND PLANNING AND DEVELOPMENT ACT 1966 (REPEALED)</p>                                                                                                                                                                                                                                                                                   | <p></p> <p></p> <p>YES</p>      |

|                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>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)</p> <p><b>NOT APPLICABLE</b></p> | <p>Nature of condition(s):</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><b>29. Planning, Development and Infrastructure Act 2016</b></p>                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p><b>29.1</b> Part 5- Planning and Design Code</p>                                                                                                                                                                                                                                                                                    | <p><i>Is this item applicable?</i> <b>YES</b></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> <b>NO</b></p> <p><i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH PLANNING, DEVELOPMENT &amp; INFRASTRUCTURE ACT 2016 <b>YES</b></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):<br/> <b>ZONE: GENERAL NEIGHBOURHOOD (GN)</b><br/> <b>SUBZONE: NIL</b><br/> <b>ZONING OVERLAYS: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH FOR SECTION 7 SEARCH OVERLAYS</b></p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? <b>NO</b></p> <p>Is the land designated as a local heritage place? <b>NO</b></p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? <b>NO</b></p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation: <b>YES</b></p> <p><b>Note</b> - For further information about the Planning and Design Code visit <a href="http://www.code.plan.sa.gov.au">www.code.plan.sa.gov.au</a>.</p> |
| <p><b>29.2</b> section 127—Condition (that continues to apply) of a development authorisation</p> <p><b>NOT APPLICABLE</b></p>                                                                                                                                                                                                         | <p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments:</i> LOCAL GOVERNMENT (COUNCIL) SEARCH PLANS DATA EXTRACT ASSOCIATED DEVELOPMENT AUTHORISATION INFORMATION <b>YES</b></p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| Condition(s) of authorisation: |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                  |     |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| <b>36. Other Charges</b>       |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                  |     |
| <b>36.1</b>                    | Charge of any kind affecting the land (not included in another item)                                                                                                                  | <i>Is this item applicable?</i>                                                                                                                                                                                                                                                                                                                                                  | YES |
|                                |                                                                                                                                                                                       | <i>Will this be discharged or satisfied prior to or at settlement?</i>                                                                                                                                                                                                                                                                                                           | NO* |
|                                | <b>*REFER TO ATTACHED STATEMENT AND PARTICULARS SUPPLIED PURSUANT TO STRATA TITLES ACT 1988. PURCHASER SHOULD MAKE THEIR OWN ENQUIRIES AS TO ANY AMOUNTS PAYABLE BY THE PURCHASER</b> | <i>Are there attachments?</i> STATEMENT PURSUANT TO STRATA TITLES ACT 1988<br><br>Person or body in whose favour charge exists: <b>ANITA LAU ON BEHALF OF STRATA CORPORATION NO. 13385 INC.</b><br><br>Nature of charge: <b>REFER STATEMENT PURSUANT TO STRATA TITLES ACT 1988</b><br><br>Amount of charge (if known): <b>REFER STATEMENT PURSUANT TO STRATA TITLES ACT 1988</b> | YES |

## Schedule—Division 2—Other particulars

### (section 7(1)(b))

#### Particulars relating to strata unit

- 1 Name of strata corporation: **STRATA CORPORATION NO. 13385 INC.**  
Address of strata corporation: **58-60 ROWLEY ROAD ALDINGA BEACH SA 5173**
- 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): **REFER ATTACHED STATEMENT PURSUANT TO STRATA TITLES ACT 1988**
  - (b) particulars of the assets and liabilities of the strata corporation: **REFER ATTACHED STATEMENT PURSUANT TO STRATA TITLES ACT 1988**
  - (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: **REFER ATTACHED STATEMENT PURSUANT TO STRATA TITLES ACT 1988**
  - (d) particulars of the unit entitlement of the unit: **2,025/10,000**

*[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: **ANNUAL GENERAL MEETINGS FOR THE 2 YEARS PRECEDING HAVE BEEN ATTACHED. THERE ARE NO FURTHER MEETINGS HELD FOR THE CORPORATION.**
  - (b) a copy of the statement of accounts of the strata corporation last prepared; **ATTACHED**
  - (c) a copy of current policies of insurance taken out by the strata corporation. **CERTIFICATE OF INSURANCE ATTACHED**
- 5 If "not known" has been specified for any particulars in 3 or a document referred to in 4 has not been supplied, set out the date of the application made to the strata corporation and give details of any other steps taken to obtain the particulars or documents concerned:
- 6 A copy of the articles of the strata corporation is enclosed. **YES AND APPLICATION TO AMEND ARTICLES NO. 9331702.**
- 7 The following additional particulars are known to the vendor or have been supplied by the strata corporation: **REFER ATTACHED STATEMENT PURSUANT TO STRATA TITLES ACT 1988. ALSO REFER DEALING NO. 9331702 – APPLICATION TO AMEND ARTICLES**
- 8 Further inquiries may be made to the secretary of the strata corporation or the appointed strata manager.

Name: **ANITA LAU**

Address: **ANITALAU01@HOTMAIL.COM**

**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, the duplicate certificate of title for the common property 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).

A free telephone Strata and Community Advice Service is operated by the Legal Services Commission of South Australia: call 1300 366 424. Information and a booklet about strata and community titles is available from the Legal Services Commission at [www.lsc.sa.gov.au](http://www.lsc.sa.gov.au).

You can also seek advice from a legal practitioner.

## Annexures

The following documents are annexed hereto -

Property Interest Report

Copy of certificate(s) of title to the land

Local Government (Council) Search

SP 13385

Dealing no. 9331702

Statement pursuant to Strata Titles Act 1988

SA Water, Emergency Service Levy and Land Tax Searches

Form R3 – Buyers Information Notice

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## Acknowledgement of Receipt

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2024

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

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

# Property Interest Report

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

|                        |                                                |                           |
|------------------------|------------------------------------------------|---------------------------|
| Title Reference        | CT 5256/887                                    | Reference No. 2604845     |
| Registered Proprietors | J E*SPARKS                                     | Prepared 11/09/2024 12:54 |
| Address of Property    | Unit 3, 60 ROWLEY ROAD, ALDINGA BEACH, SA 5173 |                           |
| Local Govt. Authority  | CITY OF ONKAPARINGA                            |                           |
| Local Govt. Address    | PO BOX 1 NOARLUNGA CENTRE SA 5168              |                           |

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><br>also<br><br>Contact the vendor for these details    |
| 1.5 | Caveat                                                                                                                                                                                                                                                                                                                                                                             | Refer to the Certificate of Title                                                            |
| 1.6 | Lien or notice of a lien                                                                                                                                                                                                                                                                                                                                                           | Refer to the Certificate of Title                                                            |

### 2. Aboriginal Heritage Act 1988

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

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

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

## 6. Repealed Act conditions

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

## 7. Emergency Services Funding Act 1998

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

## 8. Environment Protection Act 1993

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

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

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

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

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

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

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

Act

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

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

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

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

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

## **21. *Local Government Act 1999***

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

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

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

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

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

## **24. *Mining Act 1971***

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

|                                                                                |                                                                                                                                  |                                                                                                                        |
|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| 24.9                                                                           | Proclamation with respect to a private mine                                                                                      | Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title        |
| <b>25. <i>Native Vegetation Act 1991</i></b>                                   |                                                                                                                                  |                                                                                                                        |
| 25.1                                                                           | Part 4 Division 1 - Heritage agreement                                                                                           | DEW Native Vegetation has no record of any agreement affecting this title<br>also<br>Refer to the Certificate of Title |
| 25.2                                                                           | section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider           | DEW Native Vegetation has no record of any agreement affecting this title<br>also<br>Refer to the Certificate of Title |
| 25.3                                                                           | section 25D - Management agreement                                                                                               | DEW Native Vegetation has no record of any agreement affecting this title<br>also<br>Refer to the Certificate of Title |
| 25.4                                                                           | Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation                              | DEW Native Vegetation has no record of any refusal or condition affecting this title                                   |
| <b>26. <i>Natural Resources Management Act 2004 (repealed)</i></b>             |                                                                                                                                  |                                                                                                                        |
| 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                                   |
| <b>27. <i>Outback Communities (Administration and Management) Act 2009</i></b> |                                                                                                                                  |                                                                                                                        |
| 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**
- 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. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).**
- Code Amendment**
- Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations) 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 Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and
- Contact the vendor for these details

notice may require access

- |       |                                                                                              |                                                                                                                                                                                                                                                         |
|-------|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 29.4  | section 140 - Notice requesting access                                                       | Contact the vendor for these details                                                                                                                                                                                                                    |
| 29.5  | section 141 - Order to remove or perform work                                                | State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply                    |
| 29.6  | section 142 - Notice to complete development                                                 | State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply                    |
| 29.7  | section 155 - Emergency order                                                                | State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply                    |
| 29.8  | section 157 - Fire safety notice                                                             | Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply               |
| 29.9  | section 192 or 193 - Land management agreement                                               | Refer to the Certificate of Title                                                                                                                                                                                                                       |
| 29.10 | section 198(1) - Requirement to vest land in a council or the Crown to be held as open space | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 29.11 | section 198(2) - Agreement to vest land in a council or the Crown to be held as open space   | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 29.12 | Part 16 Division 1 - Proceedings                                                             | Contact the Local Government Authority for details relevant to this item<br><br>also<br><br>Contact the vendor for other details that might apply                                                                                                       |
| 29.13 | section 213 - Enforcement notice                                                             | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 29.14 | section 214(6), 214(10) or 222 - Enforcement order                                           | Contact the Local Government Authority for details relevant to this item<br><br>also<br><br>State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  |

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

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

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

|                                                                                             |                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 31.1                                                                                        | Part 3 - Notice                                                                                                                                         | Public Health in DHW has no record of any notice or direction affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 31.2                                                                                        | <i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 - Condition (that continues to apply) of an approval | Public Health in DHW has no record of any condition affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 31.3                                                                                        | <i>Public and Environmental Health (Waste Control) Regulations 2010</i> (revoked) regulation 19 - Maintenance order (that has not been complied with)   | Public Health in DHW has no record of any order affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>32. <i>South Australian Public Health Act 2011</i></b>                                   |                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 32.1                                                                                        | section 66 - Direction or requirement to avert spread of disease                                                                                        | Public Health in DHW has no record of any direction or requirement affecting this title                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 32.2                                                                                        | section 92 - Notice                                                                                                                                     | Public Health in DHW has no record of any notice affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 32.3                                                                                        | <i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 - Condition (that continues to apply) of an approval                         | Public Health in DHW has no record of any condition affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>33. <i>Upper South East Dryland Salinity and Flood Management Act 2002 (expired)</i></b> |                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 33.1                                                                                        | section 23 - Notice of contribution payable                                                                                                             | DEW has no record of any notice affecting this title                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>34. <i>Water Industry Act 2012</i></b>                                                   |                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 34.1                                                                                        | Notice or order under the Act requiring payment of charges or other amounts or making other requirement                                                 | <b>An SA Water Certificate will be forwarded.<br/>If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950</b><br><br>also<br><br>The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title<br><br>also<br><br>Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.<br><br>also<br><br>Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.<br><br>also<br><br>Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title. |
| <b>35. <i>Water Resources Act 1997 (repealed)</i></b>                                       |                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>36. Other charges</b>                                                                    |                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

36.1 Charge of any kind affecting the land (not included in another item)

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

## Other Particulars

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

- |                                                                                    |                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Particulars of transactions in last 12 months                                   | Contact the vendor for these details                                                                                                                                                                                                |
| 2. Particulars relating to community lot (including strata lot) or development lot | Enquire directly to the Secretary or Manager of the Community Corporation                                                                                                                                                           |
| 3. Particulars relating to strata unit                                             | Enquire directly to the Secretary or Manager of the Strata Corporation                                                                                                                                                              |
| 4. Particulars of building indemnity insurance                                     | Contact the vendor for these details<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

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 5256/887  
Status: CURRENT  
Edition: 7

## Dealings

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

## Priority Notices

NIL

## Notations on Plan

| Lodgement Date | Completion Date | Dealing Number | Description                         | Status | Plan   |
|----------------|-----------------|----------------|-------------------------------------|--------|--------|
| 06/05/2002     | 05/07/2002      | 9331702        | APPLICATION<br>TO AMEND<br>ARTICLES | FILED  | S13385 |

## Registrar-General's Notes

No Registrar-General's Notes exist for this title

REAL PROPERTY ACT, 1886



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



## Certificate of Title - Volume 5256 Folio 887

Parent Title(s) CT 5194/220

Creating Dealing(s) SA 7884021

Title Issued 23/03/1995 Edition 7 Edition Issued 26/10/2023

## Estate Type

FEE SIMPLE (UNIT)

## Registered Proprietor

JANE EILEEN SPARKS  
OF 8 DOLPHIN BOULEVARD ALDINGA BEACH SA 5173

## Description of Land

UNIT 3 STRATA PLAN 13385  
IN THE AREA NAMED ALDINGA BEACH  
HUNDRED OF WILLUNGA

## Easements

NIL

## Schedule of Dealings

| Dealing Number | Description                                        |
|----------------|----------------------------------------------------|
| 14151865       | MORTGAGE TO SUNCORP-METWAY LTD. (ACN: 010 831 722) |

## Notations

Dealings Affecting Title NIL

Priority Notices NIL

### Notations on Plan

| Lodgement Date | Dealing Number | Description                   | Status |
|----------------|----------------|-------------------------------|--------|
| 06/05/2002     | 9331702        | APPLICATION TO AMEND ARTICLES | FILED  |

Registrar-General's Notes NIL

Administrative Interests NIL

## Certificate of Title

**Title Reference** CT 5256/887  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 09050637  
**Address for Notices** UNIT 3, 60 ROWLEY RD ALDINGA BEACH, SA 5173  
**Area** NOT AVAILABLE

## Estate Type

Fee Simple (Unit)

## Registered Proprietor

JANE EILEEN SPARKS  
OF 8 DOLPHIN BOULEVARD ALDINGA BEACH SA 5173

## Description of Land

UNIT 3 STRATA PLAN 13385  
IN THE AREA NAMED ALDINGA BEACH  
HUNDRED OF WILLUNGA

## Last Sale Details

**Dealing Reference** TRANSFER (T) 12234038  
**Dealing Date** 20/11/2014  
**Sale Price** \$204,000  
**Sale Type** TRANSFER FOR FULL MONETARY CONSIDERATION

## Constraints

### Encumbrances

| Dealing Type | Dealing Number | Beneficiary                            |
|--------------|----------------|----------------------------------------|
| MORTGAGE     | 14151865       | SUNCORP-METWAY LTD. (ACN: 010 831 722) |

### Stoppers

NIL

## Valuation Numbers

| Valuation Number | Status  | Property Location Address                         |
|------------------|---------|---------------------------------------------------|
| 1307309154       | CURRENT | Unit 3, 60 ROWLEY ROAD,<br>ALDINGA BEACH, SA 5173 |

## Notations

### Dealings Affecting Title

NIL

## Notations on Plan

| Lodgement Date   | Dealing Number | Descriptions                  | Status |
|------------------|----------------|-------------------------------|--------|
| 06/05/2002 16:00 | 9331702        | APPLICATION TO AMEND ARTICLES | FILED  |

## Registrar-General's Notes

NIL

## Administrative Interests

NIL

## Valuation Record

|                              |                                                |
|------------------------------|------------------------------------------------|
| Valuation Number             | 1307309154                                     |
| Type                         | Site & Capital Value                           |
| Date of Valuation            | 01/01/2024                                     |
| Status                       | CURRENT                                        |
| Operative From               | 01/07/1995                                     |
| Property Location            | Unit 3, 60 ROWLEY ROAD, ALDINGA BEACH, SA 5173 |
| Local Government             | ONKAPARINGA                                    |
| Owner Names                  | JANE EILEEN SPARKS                             |
| Owner Number                 | 09050637                                       |
| Address for Notices          | UNIT 3, 60 ROWLEY RD ALDINGA BEACH, SA 5173    |
| Zone / Subzone               | GN - General Neighbourhood                     |
| Water Available              | Yes                                            |
| Sewer Available              | Yes                                            |
| Land Use                     | 1315 - Detached Single Storey Home Unit        |
| Description                  | 3H/UNIT CP                                     |
| Local Government Description | Residential                                    |

## Parcels

| Plan/Parcel   | Title Reference(s) |
|---------------|--------------------|
| S13385 UNIT 3 | CT 5256/887        |

## Values

| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|----------------|------------|---------------|---------------------|------------------------|---------------|
| Current        | \$141,000  | \$325,000     |                     |                        |               |

| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|----------------|------------|---------------|---------------------|------------------------|---------------|
| Previous       | \$109,000  | \$300,000     |                     |                        |               |

## Building Details

|                      |                 |
|----------------------|-----------------|
| Valuation Number     | 1307309154      |
| Building Style       | Conventional    |
| Year Built           | 1994            |
| Building Condition   | Very Good       |
| Wall Construction    | Brick           |
| Roof Construction    | Galvanised Iron |
| Equivalent Main Area | 61 sqm          |
| Number of Main Rooms | 3               |

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

Amendment to Articles vide  
AA 9331702  
pro RG 30.5.2002

I, DAVID ARTHUR GILES WESTON, 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.

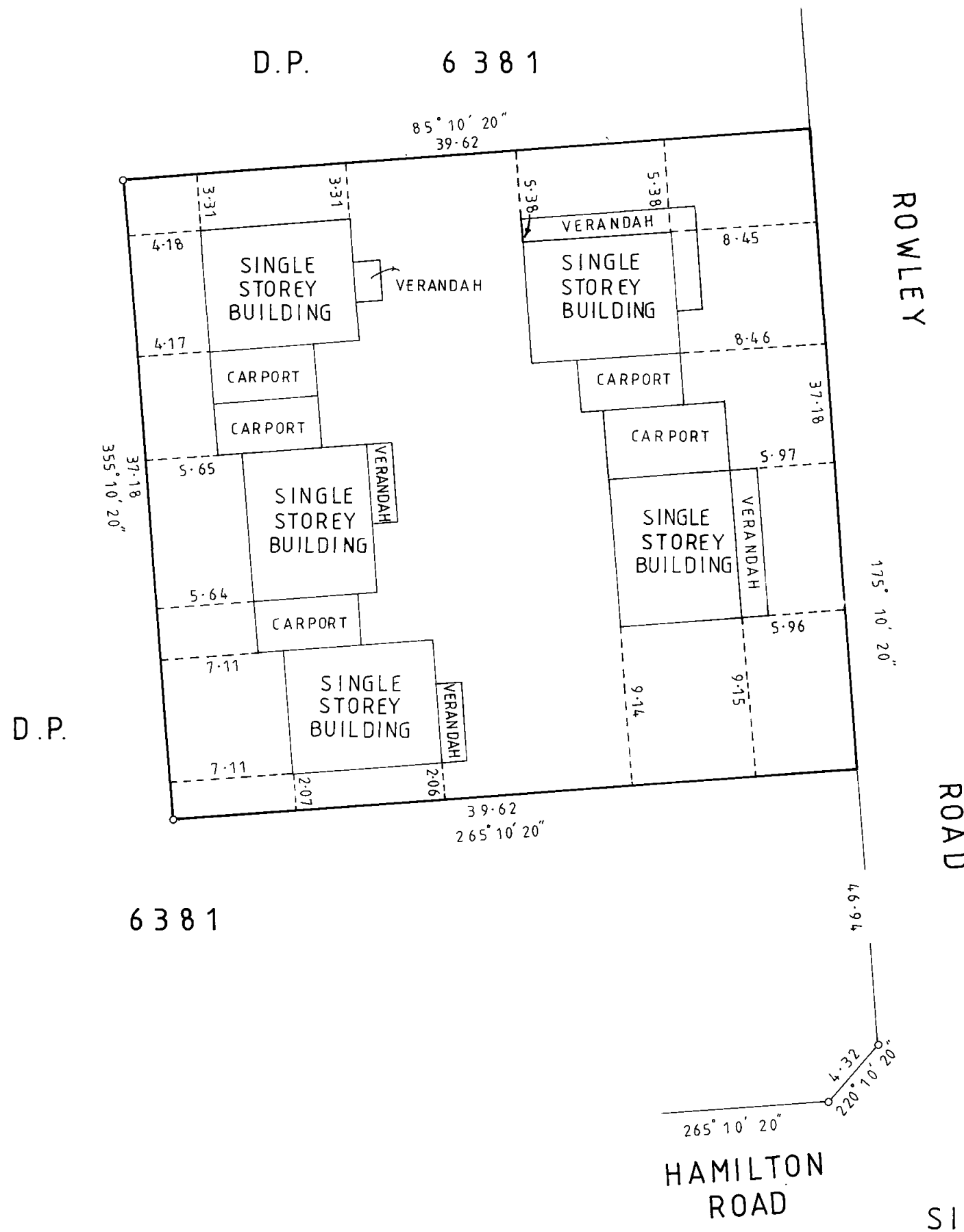
Dated this 12th day of DECEMBER, 1994

*David Arthur Giles Weston*  
Licensed Surveyor

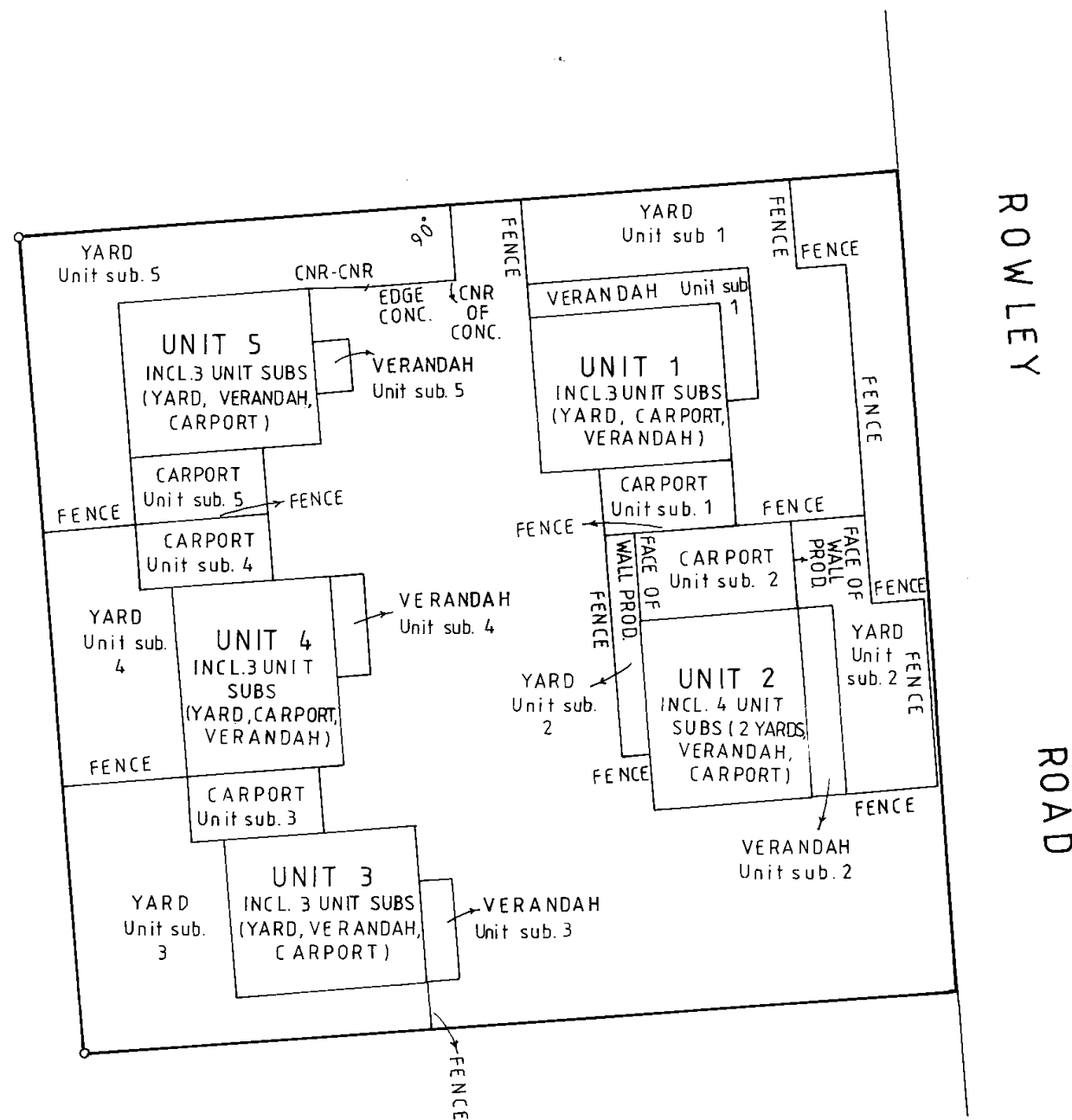
WEBER FRANKIW & ASSOCIATES PTY. LTD.  
Surveying Consultants

Reference: 2573

178 Main Road McLaren Vale South Australia 5171  
Telephone (08) 323 8991 Facsimile (08) 323 8668



N



GROUND FLOOR PLAN

|                                             |       |
|---------------------------------------------|-------|
| STRATA PLAN NUMBER                          |       |
| SP                                          | 13385 |
| THIS IS SHEET 2 OF 3 SHEETS                 |       |
| DEPOSITED 17 / 3 / 1995. <i>[Signature]</i> |       |
| MAP REFERENCE 6527/26/f                     |       |
| COUNCIL D.C. OF WILLUNGA                    |       |
| SCALE 0 5 10 15 20 25 METRES                |       |

**ANNOTATIONS**

THE LOWER & UPPER BOUNDARIES OF THE UNIT SUBSIDIARIES SHOWN AS YARDS ARE EXISTING GROUND LEVEL & 3.00m ABOVE EXISTING GROUND LEVEL RESPECTIVELY EXCEPT WHERE EAVES EXIST THEN THE UPPER BOUNDARY IS TO BE 0.15m BELOW THE LEVEL OF THE EAVES.

|                                                                                                    |      |
|----------------------------------------------------------------------------------------------------|------|
| <b>WEBER FRANKIW &amp; ASSOCIATES PTY. LTD.</b><br>Surveying Consultants                           |      |
| Reference:                                                                                         | 2573 |
| 178 Main Road McLaren Vale South Australia 5171<br>Telephone (08) 323 8991 Facsimile (08) 323 8668 |      |



T: (08) 8384 0666  
E: [mail@onkaparinga.sa.gov.au](mailto:mail@onkaparinga.sa.gov.au)

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**For your information:**

**Section 187 certificate update request free of charge (One Update):**

Penalties and interest, property charges, payments or dishonoured payments can impact account balances daily.

To assist with financial adjustments as close as practicable to the date of settlement, your Section 187 certificate will now be valid for 90 days. Within this period we will offer one update request without charge. This update is to be obtained via the online portal.

It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.

Please Note: The above 90 day extension is applicable only to Section 187 certificates. Section 7 certificates still remain valid for a 30 day period only.

**BPAY biller code added to searches to enable electronic settlement of funds**

Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to us electronically. Please note that this is our preferred method payment and we request that you cease the use of cheques to affect settlement.

**How to advise us of change of ownership?**

To also assist with the reduction of duplication of information being received from various agencies i.e. conveyancers and the Lands Titles Office (LTO), we are advocating that the Purchaser's Conveyancer to advise the change of ownership by following the below:

If you are using e-conveyancing to affect a sale, please only issue advice to us if the mail service address is different to what was lodged via the transfer at the LTO. We update ownership details including the mailing address in accordance with the advice provided by the Valuer General. We have amended this change to align with SA Water practices and to provide an improved customer experience overall.

If lodging in person at the LTO – Please send the change of ownership advice to us via [mail@onkaparinga.sa.gov.au](mailto:mail@onkaparinga.sa.gov.au).

Electronic settlement of funds is still preferred.

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**LOCAL GOVERNMENT RATES SEARCH**


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**TO:** Form 1 On Frome  
147 Frome St  
ADELAIDE SA 5000

11 September 2024

**DETAILS OF PROPERTY REFERRED TO:**

Property ID : 14885  
 Valuer General No : 1307309154  
 Valuation : \$325,000.00  
 Owner : Ms Jane Eileen Sparks  
 Property Address : 3/58-60 Rowley Road ALDINGA BEACH SA 5173  
 Volume/Folio : CT-5256/887  
 Lot/Plan No : Unit 3 SP 13385  
 Ward : 01 South Coast Ward

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

|                                                                                                        |        |
|--------------------------------------------------------------------------------------------------------|--------|
| Rates balance (as of 30 Jun 2024) and/or Block Clearing Charges                                        | \$3.00 |
| Postponed Amount in Arrears (if applicable monthly interest of 0.58750%)                               | \$0.00 |
| Fines (2%) and interest on arrears charged from previous financial year (monthly interest of 0.75416%) | \$0.00 |

**Rates for the current 2024-2025 Financial Year applicable from 01 July 2024:**

|                                     |                   |
|-------------------------------------|-------------------|
| <b>Total Rates Levied 2024-2025</b> | <b>\$1,397.13</b> |
|-------------------------------------|-------------------|

If the quarterly payments are not received by the due date, a 2% fine will be added to that amount with interest added of 0.7625% on the first working day of each month following, until the total amount overdue is paid.

|                                                                                                                                                      |            |
|------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Less Council Rebate. The Council Rebate ceases on sale and a pro-rata calculation will apply to the date of sale                                     | \$0.00     |
| Less Council Capping Rebate                                                                                                                          | \$0.00     |
| Fines and interest charged in the current financial year (2% fine when rates first become overdue and 0.7625% interest applied per month thereafter) | \$0.02     |
| Postponed Interest (0.59583% per month on total of postponed rates and interest)                                                                     | \$0.00     |
| Less paid current financial year                                                                                                                     | -\$353.15  |
| Overpayment                                                                                                                                          | \$0.00     |
| Legal Fees (current)                                                                                                                                 | \$0.00     |
| Legal Fees (arrears)                                                                                                                                 | \$0.00     |
| Refunds, Rates Remitted, Small Balance Adjustments or Rate Capping Rebate                                                                            | \$0.00     |
| Balance - rates and other monies due and payable                                                                                                     | \$1,047.00 |
| Property Related Debts                                                                                                                               | \$0.00     |

**BPAY Biller Code:** 421503  
**Ref:** 1366260148857

**TOTAL BALANCE**

**\$1,047.00**

**AUTHORISED OFFICER**  
 Kate Vonow

This statement is made the 11 September 2024

**IMPORTANT INFORMATION REGARDING SEARCHES**

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Form 1 On Frome  
147 Frome St  
ADELAIDE SA 5000

**Attention Conveyancers**

○ **Section 187 certificate update request free of charge (One Update):**

- Penalties and interest, property charges, payments or dishonoured payments can impact account balances on a daily basis.

To assist with financial adjustments as close as practicable to the date of settlement, your **Section 187 certificate will now be valid for 90 days**. Within this period Council will offer one update request without charge. This update is to be obtained via the online portal.

It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.

**Please Note: Section 7 certificates remain valid for a 30 day period only.**

○ **BPAY biller code added to searches to enable electronic settlement of funds**

- Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to Council electronically. Please note that this is Council's preferred method payment and we request that you cease the use of cheques to affect settlement.

○ **How to advise Council of change of ownership?**

To also assist with the reduction of duplication of information being received from various agencies i.e. conveyancers and the Lands Titles Office, we are advocating that the **Purchaser's Conveyancer** to advise the change of ownership by following the below:

- If you are using e-conveyancing to affect a sale, please **only issue advice to Council if the mail service address is different to what was lodged via the transfer at the LTO**. Council's new practice is to update ownership details including the mailing address in accordance with the advice provided by the Valuer General. Council has amended this change to align with SA Water practices and to provide an improved customer experience overall.
- If lodging in person at Lands Title Office – Please send the change of ownership advice to Council via [mail@onkaparinga.sa.gov.au](mailto:mail@onkaparinga.sa.gov.au). Electronic settlement of funds is still preferred.

Yours sincerely

**City Of Onkaparinga**

Telephone (08) 8384 0666

**Certificate No: S73209/2024**

**Property Information And Particulars**

In response to an enquiry pursuant to Section 7 of the

**The Land & Business (Sale & Conveyancing) Act, 1994**

---

**TO:** Form 1 On Frome  
147 Frome St  
ADELAIDE SA 5000

**DETAILS OF PROPERTY REFERRED TO:**

|                   |   |                                           |
|-------------------|---|-------------------------------------------|
| ASSESSMENT NO     | : | 25738                                     |
| VALUER GENERAL NO | : | 1307309154                                |
| VALUATION         | : | \$325,000.00                              |
| OWNER             | : | Ms Jane Eileen Sparks                     |
| PROPERTY ADDRESS  | : | 3/58-60 Rowley Road ALDINGA BEACH SA 5173 |
| VOLUME/FOLIO      | : | CT-5256/887                               |
| LOT/PLAN NUMBER   | : | Unit 3 SP 13385                           |
| WARD              | : | 01 South Coast Ward                       |

---

Listed hereafter are the *MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES* in alphabetical order of *SCHEDULE 2*, Division 1 to which Council must respond according to *TABLE 1* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

In addition, Building Indemnity Insurance details are given, if applicable, pursuant to *SCHEDULE 2*, Division 2 to which Council must respond according to *TABLE 2* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

The information provided indicates whether any prescribed encumbrances exist on the land, which has been placed/imposed by, or is for the benefit of Council.

All of the prescribed encumbrances listed herein are answered solely in respect to a statutory function or registered interest of the Council, and do not infer any response to an enquiry on behalf of other persons or authorities.

Where a prescribed encumbrance requires a dual response, as described by *TABLE 1*, of *SCHEDULE 2*, of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT, 1994*, the enquirer should also refer a like enquiry to the Department for Transport Energy and Infrastructure.

Pursuant to the provisions of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALES AND CONVEYANCING) ACT, 1994*, Council hereby provides the following information in response to your enquiries:

## INFORMATION NOTE

### CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

*The information provided in this note is additional to, and not in substitution of, any information provided in response to your request for statutory search information. The response to your request, provided with this note, does not reference changes to planning policy affecting all South Australian Councils.*

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

##### *Section 42*

Condition (that continues to apply) of a development authorisation

YES

|                    |                   |
|--------------------|-------------------|
| Application Number | 130/185/1994      |
| Description        | Five dwellings    |
| Decision           | Approved          |
| Decision Date      | 09 September 1994 |

Development Plan Consent Conditions

# District Council of Willunga

## CONDITION ADVICE FORM

Development Number

130 / 94 / 0185

### CONDITIONS OF PROVISIONAL DEVELOPMENT PLAN CONSENT

- (1) That all parking spaces, driveways and pedestrian way surfaces shall be constructed with either reinforced concrete, bitumen with concrete kerbing, interlocking paving blocks or similar, prior to the occupation of the dwellings approved herein.
- (2) That all stormwater collected on the surfaces of the subject land shall be diverted into the underground stormwater system prior to discharging into the street.
- (3) That sides and rear boundary fences shall be constructed of brush, brick, timber, stone or colour coated steel.
- (4) That the applicant shall, within two months of the completion or occupation of the buildings on the subject land, generally landscape and layout garden and other areas on the subject land in general with the plan(s) as so approved by Council and shall at all times, maintain such trees, shrubs, cover plants and grasses, to the reasonable satisfaction of the Council.
- (5) That the landscaping, and particularly the trees and shrubs, be such as not to obstruct the view of drivers leaving the premises.
- (6) That no building on the site to be occupied prior to the completion of all buildings and site works.
- (7) That all internal fences and screens shall be of the same height and material as the boundary fences.
- (8) That the buildings approved herein shall be connected to an appropriate effluent disposal system as approved by the South Australian Health Commission and to the satisfaction of the Council.

#### Summary of reason for condition(s)

To ensure that the proposed development accords with the relevant provisions of the Development Plan as set out in the Development Plan Part VI Willunga (DC) (Metropolitan Adelaide).

#### Planning Act 1982 (repealed)

Condition (that continues to apply) of a development authorisation

NO

#### Building Act 1971 (repealed)

Condition (that continues to apply) of a development authorisation

NO

#### Planning and Development Act 1966 (repealed)

Condition (that continues to apply) of a development authorisation

NO

# Planning, Development and Infrastructure Act 2016

## Part 5 – Planning and Design Code

### Zones

General Neighbourhood (GN)

### Subzones

NO

Zoning overlays

### Overlays

#### Airport Building Heights (Aircraft Landing Area)

The Airport Building Heights (Aircraft Landing Area) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of aircraft landing areas.

#### Affordable Housing

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

#### Building Near Airfields

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

#### Hazards (Bushfire - Urban Interface) (Urban Interface)

The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

#### 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.

#### Native Vegetation

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

#### Prescribed Water Resources Area

The Prescribed Water Resources Area Overlay seeks to ensure the sustainable use of water in prescribed water resource areas.

#### Prescribed Wells Area

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

#### Regulated and Significant Tree

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

#### Stormwater Management

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

#### Urban Tree Canopy

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

Is the land situated in a designated State Heritage Place/Area?

NO

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 to be a significant tree or trees on the land?

*Council does not have trees listed in Part 10 - Significant Trees of the Planning and Design Code. However, there may be regulated or significant tree(s) on the site as defined by the Planning and Code that would require approval for maintenance pruning or removal.*

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/>

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?

*The Property Interest Report available through [Land Services SA](#) provides information necessary for Conveyancers to complete the Vendor's Statement.*

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

*Section 127*

Condition (that continues to apply) of a development authorisation NO

## **Part 2—Items to be included if land affected**

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

*Section 50(1)*

Requirement to vest land in council to be held as open space NO

*Section 50(2)*

Agreement to vest land in council to be held as open space NO

*Section 55*

Order to remove or perform work NO

*Section 56*

Notice to complete development NO

*Section 57*

Land management agreement NO

*Section 69*

Emergency order NO

*Section 71 (only)*

Fire safety notice NO

*Section 84*

Enforcement notice NO

*Section 85(6), 85(10) or 106*

Enforcement Order NO

*Part 11 Division 2*

Proceedings NO

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

*Section 105F (or section 56 or 83 (repealed))*

Notice NO

*Section 56 (repealed)*

Notice issued NO

### **Food Act 2001**

*Section 44*

Improvement notice *issued against the land* NO

|                                                                                                      |    |
|------------------------------------------------------------------------------------------------------|----|
| <i>Section 46</i><br>Prohibition order                                                               | NO |
| <b>Housing Improvement Act 1940 (repealed)</b>                                                       |    |
| <i>Section 23</i><br>Declaration that house is undesirable or unfit for human habitation             | NO |
| <b>Land Acquisition Act 1969</b>                                                                     |    |
| <i>Section 10</i><br>Notice of intention to acquire                                                  | NO |
| <b>Local Government Act 1934 (repealed)</b>                                                          |    |
| <i>Notice, order, declaration, charge, claim or demand given or made under the Act</i>               | NO |
| <b>Local Government Act 1999</b>                                                                     |    |
| <i>Notice, order, declaration, charge, claim or demand given or made under the Act</i>               | NO |
| Refer to separate attachment for Rates and Charges                                                   |    |
| <b>Local Nuisance and Litter Control Act 2016</b>                                                    |    |
| <i>Section 30</i><br>Nuisance or litter abatement notice <u>issued against the land</u>              | NO |
| <b>Planning, Development and Infrastructure Act 2016</b>                                             |    |
| <i>Section 139</i><br>Notice of proposed work and notice may require access                          | NO |
| <i>Section 140</i><br>Notice requesting access                                                       | NO |
| <i>Section 141</i><br>Order to remove or perform work                                                | NO |
| <i>Section 142</i><br>Notice to complete development                                                 | NO |
| <i>Section 155</i><br>Emergency order                                                                | NO |
| <i>Section 157</i><br>Fire safety notice                                                             | NO |
| <i>Section 192 or 193</i><br>Land Management Agreements                                              | NO |
| <i>Section 198(1)</i><br>Requirement to vest land in a council or the Crown to be held as open space | NO |
| <i>Section 198(2)</i><br>Agreement to vest land in a council or the Crown to be held as open space   | NO |
| <i>Part 16 - Division 1</i><br>Proceedings                                                           | NO |
| <i>Section 213</i>                                                                                   |    |

|                                       |    |
|---------------------------------------|----|
| Enforcement notice                    | NO |
| <i>Section 214(6), 214(10) or 222</i> |    |
| Enforcement order                     | NO |

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

### *Part 3*

|        |    |
|--------|----|
| Notice | NO |
|--------|----|

### *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked*

|                                                             |    |
|-------------------------------------------------------------|----|
| Part 2 – Condition (that continues to apply) of an approval | NO |
|-------------------------------------------------------------|----|

### *Public and Environmental Health (Waste Control) Regulations 2010 revoked*

|                                                                     |    |
|---------------------------------------------------------------------|----|
| Regulation 19 - Maintenance order (that has not been complied with) | NO |
|---------------------------------------------------------------------|----|

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

### *Section 92*

|        |    |
|--------|----|
| Notice | NO |
|--------|----|

### *South Australian Public Health (Wastewater) Regulations 2013*

|                                                             |    |
|-------------------------------------------------------------|----|
| Part 4 – Condition (that continues to apply) of an approval | NO |
|-------------------------------------------------------------|----|

## **Particulars of building indemnity insurance**

|                                                                                          |    |
|------------------------------------------------------------------------------------------|----|
| Details of Building Indemnity Insurance still in existence for building work on the land | NO |
|------------------------------------------------------------------------------------------|----|

## **Particulars relating to environment protection**

### *Further information held by council*

|                                                                         |    |
|-------------------------------------------------------------------------|----|
| Does the council hold details of any development approvals relating to: | NO |
|-------------------------------------------------------------------------|----|

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

### **Note –**

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

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

It should be noted that –

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

## **General**

### *Easement*

|                                                                                                                                                                                                                               |    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| Does a drainage easement exist? – Refer to Certificate of Title of subdivision plans (ie Deposited Plans, Community Plans, File Plans etc) for details of easements in the interests of other State Departments or Agencies). | NO |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|

|                                                    |    |
|----------------------------------------------------|----|
| Are you aware of any encroachment on the easement? | NO |
|----------------------------------------------------|----|

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

(The information does not include the information about sublease or subtenancy.

The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.)

NO

*Caveat*

NO

## **Other**

*Charge for any kind affecting the land (not included in another item)*

NO

### ***PLEASE 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.*

This statement is made the 11 September 2024



Cherie Bonham

Team Leader for Development Support

**AUTHORISED OFFICER**

|                                 |                              |                            |                   |                        |
|---------------------------------|------------------------------|----------------------------|-------------------|------------------------|
| Account Number<br>13 07309 15 4 | L.T.O Reference<br>CT5256887 | Date of issue<br>12/9/2024 | Agent No.<br>7627 | Receipt No.<br>2604845 |
|---------------------------------|------------------------------|----------------------------|-------------------|------------------------|

FORM 1 ON FROME  
LEVEL 1 147 FROME ST  
ADELAIDE SA 5000  
info@form1onfrome.com.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

Customer: MS JE SPARKS  
Location: U3 60 ROWLEY RD ALDINGA BEACH UNIT 3  
Description: 3H/UNIT CP      Capital Value: \$ 325 000  
Rating: Residential

### Periodic charges

Raised in current years to 30/9/2024

|                                |                          |   |        |
|--------------------------------|--------------------------|---|--------|
|                                |                          |   | \$     |
|                                | Arrears as at: 30/6/2024 | : | 0.20CR |
| Water main available: 1/7/1995 | Water rates              | : | 78.60  |
| Sewer main available: 1/7/1995 | Sewer rates              | : | 86.95  |
|                                | Water use                | : | 37.71  |
|                                | SA Govt concession       | : | 0.00   |
|                                | Recycled Water Use       | : | 0.00   |
|                                | Service Rent             | : | 0.00   |
|                                | Recycled Service Rent    | : | 0.00   |
|                                | Other charges            | : | 0.00   |
|                                | Goods and Services Tax   | : | 0.00   |
|                                | Amount paid              | : | 0.00   |
|                                | Balance outstanding      | : | 203.06 |

Degree of concession: 00.00%  
Recovery action taken: ACCOUNT SENT

Next quarterly charges:    Water supply: 78.60      Sewer: 86.95      Bill: 4/12/2024

This account has no meter of its own but is supplied from account no 13 07309 03 1.

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:  
MS JE SPARKS

Water & Sewer Account  
Acct. No.: 13 07309 15 4

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

Address:  
U3 60 ROWLEY RD ALDINGA BEACH  
UNIT 3

---

### Payment Options

**EFT**

EFT Payment

|                      |                             |
|----------------------|-----------------------------|
| Bank account name:   | SA Water Collection Account |
| BSB number:          | 065000                      |
| Bank account number: | 10622859                    |
| Payment reference:   | 1307309154                  |



Bill code: 8888  
Ref: 1307309154

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: 1307309154



**Government of  
South Australia**

**South Australian Water Corporation**  
250 Victoria Square/Tarntanyangga  
Adelaide SA 5000  
GPO Box 1751 Adelaide SA 5001

1300 SA WATER  
(1300 729 283)  
ABN 69 336 525 019  
[sawater.com.au](http://sawater.com.au)



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: 2604845

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

DATE OF ISSUE

12/09/2024

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

**OWNERSHIP NUMBER**

09050637

**OWNERSHIP NAME**

J E SPARKS

**PROPERTY DESCRIPTION**

3 / 60 ROWLEY RD / ALDINGA BEACH SA 5173 / UNIT 3

**ASSESSMENT NUMBER**

1307309154

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5256/887

**CAPITAL VALUE**

\$325,000.00

**AREA / FACTOR**

R4  
1.000

**LAND USE / FACTOR**

RE  
0.400

**LEVY DETAILS:**

**FINANCIAL YEAR**

2024-2025

**FIXED CHARGE**

**+ VARIABLE CHARGE**

**- REMISSION**

**- CONCESSION**

**+ ARREARS / - PAYMENTS**

**= AMOUNT PAYABLE**

\$ 50.00  
\$ 122.45  
\$ 75.40  
\$ 0.00  
\$ -97.05  
\$ 0.00

**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**

11/12/2024



**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



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: 2604845

DATE OF ISSUE

12/09/2024

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

**ENQUIRIES:**

Tel: (08) 8226 3750

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

**OWNERSHIP NAME**

J E SPARKS

**FINANCIAL YEAR**

2024-2025

**PROPERTY DESCRIPTION**

3 / 60 ROWLEY RD / ALDINGA BEACH SA 5173 / UNIT 3

**ASSESSMENT NUMBER**

1307309154

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5256/887

**TAXABLE SITE VALUE**

\$141,000.00

**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>= <u>AMOUNT PAYABLE</u></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**

**11/12/2024**



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



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

VENDOR: JANE SPARKS  
ADDRESS: UNIT 3, 60 ROWLEY ROAD ALDINGA BEACH  
UNIT ENTITLEMENT: 2,025/10,000  
STRATA PLAN: 13385

## STRATA CORPORATION STATEMENT

The following details are required to be provided pursuant to the Strata Titles Act 1988. Please answer the following questions and provide the additional information if applicable (if any of these questions or statement are not applicable, please answer *NOT APPLICABLE*): -

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

### 1. FINANCIAL DETAILS

- a) Is there a maintenance/sinking fund? ☒ YES ☐ NO  
*If Yes, Please complete the Maintenance Contribution as below:*  
Amount Payable by the Said Unit: \$ 60 Per Year Paid to 25/ 09/ 2024  
Total Amount Payable by all Unit owners: \$ 60 Per year Paid to 25/ 09/ 2024
- b) Is there an administration fund? YES ☒ NO  
*If Yes, Please complete the Administration Contribution as below:*  
Amount Payable by the Said Unit: \$            Per            Paid to   /   / 20    
Total Amount Payable by all Unit owners: \$            Per            Paid to   /   / 20

c) Arrears for the said unit are as follows:

Admin Fund: \$ \_\_\_\_\_ Interest: \$ \_\_\_\_\_

Sinking Fund: \$ \_\_\_\_\_ Other Arrears: \$ \_\_\_\_\_

**TOTAL ARREARS ARE:** \$ \_\_\_\_\_ as at \_\_\_\_/\_\_\_\_/\_\_\_\_. Next contribution due: \_\_\_\_/\_\_\_\_/\_\_\_\_

d) Total Arrears for the corporation are as follows:

Admin Fund: \$ \_\_\_\_\_ Interest: \$ \_\_\_\_\_

Sinking Fund: \$ \_\_\_\_\_ Other Arrears: \$ \_\_\_\_\_

**TOTAL ARREARS ARE:** \$ \_\_\_\_\_ as at \_\_\_\_/\_\_\_\_/\_\_\_\_.

## 2. FINANCIAL STATEMENT OF THE STRATA TITLE

The Corporation's funds are maintained in a bank account at: 25 September 2024  
The fund currently stands to the credit of:

Administration Fund: \$ 1766.37 (this amount includes the insurance payments paid in advance by some units)

Sinking Fund: \$ \_\_\_\_\_ (for future projects)

## 3. AMOUNTS CLAIMED TO REMEDY A BREACH

The amount at present recoverable by the corporation in respect of the said Lot to remedy a breach or to undertake certain works to the Lot pursuant to the Strata Titles Act 1988 is \$ 0

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

Certain works have been carried out for the benefit of the Lot pursuant to the Strata Titles Act 1988 and as a result the said Lot owes an amount of \$ \_\_\_\_\_ to the Corporation

OR

✓ \*There is no amount recoverable by the corporation in respect of the said Lot pursuant to the Strata Titles Act 1988.

## 5. FUTURE LEVIES

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

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

\*The general nature of such repairs or works is \_\_\_\_\_

## 6. ASSETS AND LIABILITIES OF THE CORPORATION

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

**7. UNAUTHORIZED STRUCTURAL WORK**

✓\*There is no breach of the Strata Titles Act 1988.

OR

\*The owner of this Lot is in breach of the Strata Titles Act 1988 and in particular the following works have been undertaken without the authorisation of the Strata Corporation

**8. DETAILS OF STRATA CORPORATION INSURANCE**

How much is the Insurance per year? \$ 2619.53 noting this has increased per year

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

Is the Insurance shared equally between each unit/house owner?

YES | NO

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

In accordance with the Strata Titles Act 1988, the Common Property must be insured. (Public Liability of not less than \$10million and general damages cover for not less than \$20,000.00). The Common Property Insurance is to be in the name of "Strata Corporation No. Inc.".

**10. PLEASE PROVIDE A COPY OF THE FOLLOWING (IF AVAILABLE):**

- a) Minutes of general meetings of the Corporation for the last two (2) years;
- b) Minutes of management committee meetings of the Corporation for the last two (2) years;
- c) Details of any 'special resolution' or 'unanimous resolution' affecting the unit or corporation passed during the last five (5) years;
- d) Statement of Accounts of the Corporation last prepared;
- e) Insurance Policy(ies) currently in force by the Corporation;
- f) The relevant Strata Articles

Any other information relevant to the Corporation.

**NEXT ANNUAL GENERAL MEETING IS DUE TO BE HELD:** \_\_\_\_/ 11 / 2024

Dated 25 / 09 / 20\_\_

Signed: Anita Lau

Name: Anita Lau

Person authorized to sign on behalf of the Strata Corporation

In the Capacity as Strata Chairperson/Secretary

# MINUTES

**Strata Titles Act 1988**  
**Strata corporation number 13385**  
**NOTICE OF STRATA CORPORATION MEETING**  
**Units 1-5 58/60 Rowley Rd Aldinga beach**

|                  |                                                                                                          |
|------------------|----------------------------------------------------------------------------------------------------------|
| <b>Date</b>      | 12 November 2023 11am                                                                                    |
| <b>Location</b>  | 5 Reeves Road, McLaren Vale                                                                              |
| <b>Attendees</b> | Unit 1 – Frank and Brenda Reis<br>Unit 3 – Jane Sparks<br>Unit 4 – Anita Lau<br>Unit 5 – Samantha Harvie |
| <b>Apologies</b> | Unit 2 – Nicki Rowlings (Chris)                                                                          |

---

## **Welcome/meeting opening**

- Meeting opening moved by Brenda and seconded by Sam
- 

## **1. 2022 Strata Meeting Minutes**

- Passed
- Business arising from 2022 Minutes
  - o Discussion of last year's gardening
  - o Decision: to change annual working bee for paid gardening services by Unit 4 owner. Moved by Frank and seconded by Jane

Ok with gardening

Hibiscus – not flourishing

Pull out put in natives

Creeping rows outside Nikki's – removal? Cut back?

---

## **2. Insurance FY23/24**

- \$600 annually per unit; or
  - \$23.07 fortnightly by direct debit
- 

## **3. Gardening**

- Agreement for removal of rose bushes in front of Unit 3. To be replaced with native flowering shrubs. Unit 3 will cover costs
  - Agreement to top up pine chips in common areas. Will check the cost of a trailer load and funds to be used from kitty (\$70 balance as at 12/11/23)
  - Hibiscus does not appear to be flourishing, to have removed as part of gardening services
- 

## **4. Solar installation Unit 4**

- Installed
  - Issue with the inverter which has since been resolved
-

- 
- Discussion as to who to contact where there might be damage to solar or potentially need replacing (Unit 5)

**5. Other business**

- Unit 4 tenant, Steve would like to discuss concerns relating to property management. Frank to pass on Anita's details for Steve to contact
- Cars outside Brenda and Frank's had guest over and are leaving shortly
- There was a black spot in the driveway in front of Unit 3, this was a result of car detailing that was done

**6. 11:43 close**

---

**Strata Titles Act 1988**

**Strata corporation number 13385**

**MINUTES OF STRATA CORPORATION MEETING**

**Units 1-5 58/60 Rowley Rd Aldinga beach**

**Meeting held at** – Frank and Brendas Unit. (Unit1)

**Meeting started at** – 11:00am

**Attended** – Frank, Brenda, Jane, Anita, Chris, Nicky and Sam

**Apologies** –

**Minutes of the last meeting**

Passed – Jane

Seconded – Anita

**Business arising from minutes**

- U3 front fencing was completed. Jane is happy with it and was able to have it completed for only \$500 which was the cheapest quote.
- Working bee was completed.

**Correspondence**

Insurance details for the coming year – All owners have paid their share for the insurance and receipts have been given.

We are covered for \$260,000 for each unit. Jane rang AAMI to confirm that this is a reasonable coverage and was told that it was.

The annual insurance fee has increased to \$500. Discussed whether we should add extra money to this to have some kitty money saved however, it was agreed that we would leave it at the \$500.

Reminders given about being able to pay the fee in smaller instalments (Fortnightly/Monthly) if this is easier. Paying in full annually is also still an option if that is preferred.

**Other business/ Open forum**

Election of new chairperson, treasurer and secretary – Jane will continue as Treasurer as she said the bank account is in her name anyway. Anita volunteered to take on the other roles. The folder of information and documents was given to Anita

Working Bee – Discussion was had about a 2022 working bee. Anita said that she would be happy to hire someone to complete this job as it can be used as a tax deduction for her as the owner of Unit 4. There was a short discussion about what would need to be done and everyone agreed that she could organise it. She will contact someone to do the job within the next few days.

Noted that while the work is being completed there may be some impact to people getting in and out of the drive way and possible disturbances to the dogs who live in the units.

Pets at the units – All units now have dogs/other pets living in them or staying regularly. Overall, it was agreed that we are tolerant and understanding that these pets do sometimes bark or cry as is normal dog behaviour and discussion was had around when this seems to be most noticeable. For example, when children are passing the units at school times, when delivery drivers come and during storms. Nicky has noticed some barking early in the morning when Frank and Brenda have been away and their son staying with his dogs. This has been disruptive to her sleep. It was noted that on days when Frank and Brenda are home and caring for the dogs themselves that they are not outside early in the morning. After a lengthy discussion it was agreed that in future if the dogs are staying at different to usual times or while they're away, Frank or Brenda will give Nicky a heads-up beforehand.

### **Direct debit details for insurance**

(Or you can continue to pay annually.)

PLEASE NOTE,

Payment for Insurance needs to be direct debited into the following account:

ANZ Strata Account

015 217—4699 25545

**Meeting closed at: 11:37am**



Australia and New Zealand  
Banking Group Limited  
ABN 11 005 357 522

## Interim Statement of Account

58-59 CENTRO COLONNADES SHOP CENTRE

NOAKLONGA CENTRE 5168

TELEPHONE NUMBERS

STATEMENT AND ACCOUNT ENQUIRIES 13 13 14

ALL OTHER ENQUIRIES 13 13 14

FAX NUMBER 08 8488 1799

These entries will also appear  
on your regular statement.

This statement shows entries  
processed by ANZ

FROM

22 APR 2024

TO  
the close of  
business on

24 SEP 2024

Account  
name(s)

SPARKS  
JANE EILEEN

Account type  
and number

ANZ ACCESS ADVANTAGE

4699-25545

| 2024   | Transaction description            | Withdrawals | Deposits | Balance  |
|--------|------------------------------------|-------------|----------|----------|
| 14 AUG | BALANCE BROUGHT FORWARD            |             |          | 1,572.16 |
|        | ANZ M-BANKING FUNDS TFER           | 25.00       |          | 1,547.16 |
|        | TRANSFER 581483 TO 015217530811054 |             |          |          |
| 16 AUG | TRANSFER                           |             | 23.07    | 1,570.23 |
|        | FROM REIS BRENDA PHIL STRATA RATES |             |          |          |
| 30 AUG | TRANSFER                           |             | 23.07    | 1,593.30 |
|        | FROM REIS BRENDA PHIL STRATA RATES |             |          |          |
| 02 SEP | TRANSFER                           |             | 50.00    |          |
|        | FROM S J HARVIE U5 STRATA FEES     |             |          |          |
|        | ANZ M-BANKING FUNDS TFER           |             | 50.00    | 1,693.30 |
|        | TRANSFER 506659 FROM 530811054     |             |          |          |
| 13 SEP | TRANSFER                           |             | 23.07    | 1,716.37 |
|        | FROM REIS BRENDA PHIL STRATA RATES |             |          |          |
| 18 SEP | ANZ M-BANKING FUNDS TFER           |             | 50.00    | 1,766.37 |
|        | TRANSFER 594132 FROM 530811054     |             |          |          |
|        | TOTALS AT END OF PAGE              | 25.00       | 219.21   | 1,766.37 |
|        | TOTALS AT END OF PERIOD            | 1,808.00    | 3,218.80 | 1,766.37 |

### Name and mailing address

MS J E SPARKS  
3/58-60 ROWLEY RD  
ALDINGA BEACH SA 5173

Please contact your nearest ANZ branch if you have changed your address.

## Certificate of Insurance

Date of Issue 12 October 2023

Policy Number HSA079010955

Page 1 of 2



### Strata Insurance

Thank you for being an AAMI Strata Insurance customer.

Please have a read through the Certificate of Insurance to check all your policy details are correct and that the amount of cover meets your needs.

We do rely on you to honestly disclose all the correct details in regards to your policy.

If you'd like help with something, give us a call on 13 22 44.

Take care,

The AAMI Team

#### Insured Address

UNIT 1,2,3,4,5  
58 ROWLEY RD,  
ALDINGA BEACH SA 5173

#### The Insured

Strata Plan 13385

#### Period of Insurance

15 November 2023 to 11:59pm 15 November 2024

#### Policy Type

Strata Building

#### Strata Cover

Building Sum Insured: \$1,378,100

Legal Liability: \$20 million

#### Excess Details

You may be able to reduce your premium if you choose a higher Flexi-Premium excess.

Building Flexi-Premium® Excess: \$300

Unoccupied Excess: \$1,000

Water Damage Excess: \$200

Theft or burglary by tenants or their guests excess: \$500

Malicious acts or vandalism by tenants or their guests excess: \$500

#### What You Have Told Us

This document sets out the information that we have relied on to decide if we can insure you and on what terms. We may give you a copy of the information you have previously told us. If any of this information has changed, or is incorrect, please contact us.

For complaints concerning AAMI products or services, you can phone us on 1300 240 437; write to us at: AAMI Customer Relations Team, PO Box 14180, Melbourne City Mail Centre VIC 8001; or email us on [idr@aami.com.au](mailto:idr@aami.com.au). You may have spoken about your policy with a Distributor providing financial services appointed under AFSL 230859 and representing AAI Limited ABN 48 005 297 807 trading as AAMI (AAI). Distributors include EXL Service Philippines Inc. and/or WNS Global Services Philippines Inc. and their staff. AAI remunerates corporate distributors on a fee for service basis while their staff receive a salary comprising commission where they meet sales, risk, quality and behavioural targets.

AAI Limited ABN 48 005 297 807 trading as AAMI.

## The Building

|                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Occupied As:                                                                                                                                                                                                                                                                                                                                                                                                                                    | Owner/Tenanted  |
| Dwelling Type:                                                                                                                                                                                                                                                                                                                                                                                                                                  | Unit            |
| Wall Construction:                                                                                                                                                                                                                                                                                                                                                                                                                              | Brick Veneer    |
| Roof Construction:                                                                                                                                                                                                                                                                                                                                                                                                                              | Steel/Colorbond |
| Year Built:                                                                                                                                                                                                                                                                                                                                                                                                                                     | Approx. 1994    |
| Levels:                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1               |
| Lifts:                                                                                                                                                                                                                                                                                                                                                                                                                                          | No              |
| Balconies:                                                                                                                                                                                                                                                                                                                                                                                                                                      | No              |
| Pool/SPA:                                                                                                                                                                                                                                                                                                                                                                                                                                       | No              |
| Recreational Facilities:                                                                                                                                                                                                                                                                                                                                                                                                                        | No              |
| Well maintained and in good condition:                                                                                                                                                                                                                                                                                                                                                                                                          | Yes             |
| This includes, but is not limited to, there are: no leaks, holes, damage, rust, or wood rot in the roof, gutters, windows, walls, floors, fences, or anywhere else; no damage to foundations, walls, steps, flooring, ceilings, gates, and fences and is structurally sound; no damage from or infestation of termites, ants, vermin, or other creatures; no broken, missing glass or boarded-up windows. Refer to the PDS for further details. |                 |
| Under Renovation/Construction:                                                                                                                                                                                                                                                                                                                                                                                                                  | No              |
| Used for Business:                                                                                                                                                                                                                                                                                                                                                                                                                              | No              |
| Unoccupied:                                                                                                                                                                                                                                                                                                                                                                                                                                     | No              |
| Financed:                                                                                                                                                                                                                                                                                                                                                                                                                                       | No              |
| Up to 40% of units are used for Holiday /Weekend/Shared Schemes:                                                                                                                                                                                                                                                                                                                                                                                | No              |

## Security Features

You have told us the following about the security at the building:

|                    |    |
|--------------------|----|
| Smoke Detectors:   | No |
| Restricted Access: | No |

## Insurance History

You have told us that in the past **three** years:

- You or anyone to be insured under this policy have NOT had an insurer decline or cancel a policy, impose specific conditions on a policy, or refuse a claim.
- You or anyone to be insured under this policy have had NO insurance claims for loss or damage relating to strata insurance (excluding any claims made on this policy).

## When you need to contact us

It is important that you check the information provided on your Certificate of Insurance. If any details are incorrect or have changed, you should contact us to update your details.

Also, when you hold a policy with us, there are other circumstances you need to tell us about during the period of insurance. These circumstances are set out in the 'When you need to contact us' section of your PDS. If you do not contact us when you need to, you may not be covered under your policy and it may lead us to reduce or refuse to pay a claim and/or cancel your policy.

For complaints concerning AAMI products or services, you can phone us on 1300 240 437; write to us at: AAMI Customer Relations Team, PO Box 14180, Melbourne City Mail Centre VIC 8001; or email us on [idr@aami.com.au](mailto:idr@aami.com.au). You may have spoken about your policy with a Distributor providing financial services appointed under AFSL 230859 and representing AAI Limited ABN 48 005 297 807 trading as AAMI (AAI). Distributors include EXL Service Philippines Inc. and/or WNS Global Services Philippines Inc. and their staff. AAI remunerates corporate distributors on a fee for service basis while their staff receive a salary comprising commission where they meet sales, risk, quality and behavioural targets.

AAI Limited ABN 48 005 297 807 trading as AAMI.



SCHEDULE 3 ARTICLES OF STRATA CORPORATION

STRATA CORPORATION NUMBER 13385

**\*\*PLEASE NOTE ALSO ENCLOSED SPECIAL RESOLUTIONS TO ARTICLES;**

**AMENDED ARTICLE NO :**

ARTICLES - 2B & 2D  
ARTICLES - 4  
ARTICLES - 5A & 5B  
ARTICLES - 6A

UNIT |

58 - 60 ROWLEY ROAD  
ALDINGA BEACH SA 5173

JUNE 2002

ATTENTION: ALL STRATA CORPORATION MEMBERS  
FROM: PRESIDING OFFICER  
STRATA CORPORATION 13385  
U 1-5 58-60 ROWLEY ROAD  
ALDINGA BEACH SA 5173  
RE: SCHEDULE 9 AMENDMENTS TO ARTICLES OF COPORATION

ALL SPECIAL RESOLUTIONS CARRIED BY MAJORITY VOTE AT THE  
CORPORATION MEETING HELD 30 APRIL 2002, HAVE BEEN CERTIFIED BY  
THE REGISTRAR GENERALS OFFICE, AND ARE NOW BINDING.

RG0 87 -APPROVAL NO: AA 9331702

THANK YOU FOR YOUR ASSISTANCE IN THIS MATTER.

YOURS SINCERELY



DIANE SAUNDERS

PRESIDING OFFICER.

STRATA TITLES ACT 1988

STRATA CORPORATION NUMBER 13385

NOTICE OF STRATA CORPORATION MEETING

UNIT 1-5 58-60 ROWLEY ROAD ALDINGA BEACH SA 5173

THE PLEASURE OF YOUR COMPANY IS REQUESTED AT A STRATA  
CORPORATION MEETING:

DATE 30 APRIL 2002      TIME 10.00AM

PLACE UNIT 3      PHONE

AGENDA

AGENDA 1 -TO ELECT CORPORATION PRESIDING OFFICER

AGENDA 2 -TO ELECT CORPORATION SECRETARY

AGENDA 3 -TO ELECT CORPORATION TREASURER

AGENDA 4 -SCHEDULE 3 ARTICLES OF STRATA CORPORATION;

SPECIAL RESOLUTIONS ARTICLE 2B&D

- ARTICLE 4

- ARTICLE 5A & 5B

- ARTICLE 6A

PLEASE REPLY BY MAIL TO:

UNIT 3 58 - 60 ROWLEY ROAD ALDINGA BEACH SA 5173 OR;

BY PHONE \_\_\_\_\_

THANK YOU FOR YOUR ASSISTANCE AND WE LOOK FORWARD TO SEEING  
YOU AT THE MEETING

RSVP : 24 APRIL 2002

STRATA TITLES ACT 1988

STRATA CORPORATION 13385

MINUTES OF MEETING

DATE HELD 30.04.02 PLACE UNIT 3 58-60 ROWLEY ROAD,  
ALDINGA BEACH 5173

MEETING START TIME 10.10am FINISH 11.15AM

WELCOME TO CORPORATION MEMBERS OR PROXY

QUORUM FORMED

ORDINARY RESOLUTIONS

AGENDA 1-TO ELECT CORPORATION PRESIDING OFFICER

NOMINATED BY V PAIGE SECONDED H SLATER

ELECTED PRESIDING OFFICER..D.SAUNDERS.....

AGENDA 2-TO ELECT CORPORATION SECRETARY

NOMINATED BY H SLATER SECONDED D SAUNDERS

ELECTED CORPORATION SECRETARY V. PAIGE.....

AGENDA 3-TO ELECT CORPORATION TREASURER

NOMINATED BY V PAIGE SECONDED G PERRY

ELECTED CORPORATION TREASURER..H.SLATER..

ATTENDANCE G PERRY, H SLATER, V PAIGE & D SAUNDERS.

APOLOGIES NO RESPONSE RECEIVED BY H T BRAMMER AS OF  
30TH APRIL 2002, 10.10AM

FOOTNOTE - APOLOGY FROM H T BRAMMER RECEIVED ON  
1st MAY 2002- INDICATING HIS OBJECTIONS TO THE  
AGENDA. ALL MEMBERS TO RECEIVE A COPY

SCHEDULE 3 ARTICLES OF STRATA CORPORATION 13385

AGENDA 4

SPECIAL RESOLUTIONS

ARTICLE 2B- 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 ENJOYMENT OF COMMON PROPERTY DOES NOT PERMIT SPORTING OR LEISURE ACTIVITIES ON COMMON PROPERTY ACCESS AREAS.

VOTE RESULT; 4 IN FAVOUR CARRIED BY MAJORITY

ARTICLE 2D- 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; AND ENJOYMENT OF COMMON PROPERTY DOES NOT PERMIT SPORTING OR LEISURE ACTIVITIES ON COMMON PROPERTY ACCESS AREAS.

VOTE RESULT; 4 IN FAVOUR CARRIED BY MAJORITY

ARTICLE 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; THE STRATA CORPORATION DOES NOT AUTHORISE THE KEEPING OF ANY ANIMAL (THIS INCLUDES DOGS, CATS, BIRDS, RABBITS, REPTILES AND RODENTS, IN OR IN THE VICINITY OF A UNIT THE EXCEPTION TO THIS RULE IS INDICATED IN PART 3, DIVISION 1, ARTICLE 19 -4C STRATA TITLES ACT 1988.

VOTE RESULT; 4 IN FAVOUR CARRIED BY MAJORITY

ADDENDUM ARTICLE 4- ALL ANIMALS CURRENTLY KEPT IN OR IN THE VICINITY OF THE UNITS ARE; THE LAST ANIMALS TO BE AUTHORISED BY THE MEMBERS AS OF 30TH APRIL 2002

VOTE RESULT; 4 IN FAVOUR CARRIED BY MAJORITY

*See Agenda 3 - Meeting 21.07.03*

SCHEDULE 3 ARTICLES OF STRATA CORPORATION 13385AGENDA 4SPECIAL RESOLUTIONS

ARTICLE 5A- 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 ARE NOT AUTHORISED TO PARK A MOTOR VEHICLE PERMANENTLY ON COMMON PROPERTY EG: IN FRONT OF UNIT ROLLER DOOR

VOTE RESULT; 4 IN FAVOUR CARRIED BY MAJORITY

ARTICLE 5B- 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;

~~V~~ VISITORS ARE AUTHORISED TO PARK ON THE COMMON PROPERTY ACCESS AREA IN FRONT OF THE ROLLER DOOR OF THE UNIT THEY ARE VISITING. VISITORS ARE AUTHORISED TO PARK OVERNIGHT ON THE COMMON PROPERTY ACCESS AREA IN FRONT OF THE ROLLER DOOR OF THE UNIT THEY ARE VISITING. VISITOR OVERNIGHT PARKING IS LIMITED TO FIVE NIGHTS.

VOTE RESULT; 4 IN FAVOUR CARRIED BY MAJORITY

ARTICLE 6- A PERSON BOUND BY THESE ARTICLES MUST NOT, WITHOUT CONSENT DAMAGE OR INTERFERE WITH ANY LAWN, GARDEN, TREE, SHRUB, PLANT OR FLOWER ON THE COMMON PROPERTY; OR INTRODUCE ANY SPECIES OF INVASIVE VEGETATION THAT MAY CAUSE STRUCTURAL DAMAGE: EG. DECIDUOUS, GUM, NATIVE, BAMBOO AND RUBBER.

VOTE RESULT; 4 IN FAVOUR CARRIED BY MAJORITY

A DECISION SUPPORTED BY THE MAJORITY OF VOTES CAST AT A DULY CONVENED MEETING OF THE CORPORATION WILL BE TAKEN TO BE A DECISION OF THE CORPORATION (UNLESS A SPECIAL OR UNANIMOUS RESOLUTION IS REQUIRED. SPECIAL RESOLUTIONS MUST BE SUPPORTED BY TWO THIRDS OF ALL UNIT HOLDERS, NOT JUST THOSE UNIT HOLDERS WHO ATTEND THE MEETING.

LANDS TITLES REGISTRATION  
OFFICE  
SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR AGENT USE ONLY**

CERTIFIED CORRECT FOR THE PURPOSES  
OF THE REAL PROPERTY ACT 1886

Solicitor/Registered Conveyancer/Applicant

Lodged by:

Strata Corp 13385 i/c.  
31 58-60 Rawley Road

AGENT CODE

SCORP

Correction to:

Ardinga Beach

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

1. SCHEDULE 9.
2. Lands Titl 17:07 06/05/02 163909
3. REGISTRATION FEE \$87.00
4. Lands Titl 17:07 06/05/02 163909
5. POST \$6.60

Assessor

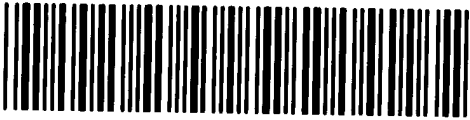
PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

- 1.
- 2.
- 3.

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

| ITEM(S) | AGENT CODE |
|---------|------------|
|         |            |
|         |            |
|         |            |
|         |            |
|         |            |

Orig. AA 9331702



1 of 1

Fees: \$0.00

| Series No. | Prefix |
|------------|--------|
|            | AA     |

**BELOW THIS LINE FOR OFFICE USE ONLY**

|        |         |          |     |
|--------|---------|----------|-----|
| Date   | 6/5/02  | Time:    | 16- |
| FEES   |         |          |     |
| R.G.O. | POSTAGE | NEW C.T. |     |
| 87     | 6.60    |          |     |

Strata Corp used  
as lodging +  
correcting party

Post fee \$6.60  
27 / 5 / 02

50/05/02 20/05/02 21/05/02

CORRECTION Ex 14  
22.5.2002

PASSED

Com

REGISTERED

pro



REGISTRAR-GENERAL

Insert type of document

here.....SCHEDULE 9.....

CERTIFICATE RELATING TO THE AMENDMENT OF THE ARTICLES OF A  
STRATA CORPORATION ✓

STRATA CORPORATION NO 13385 INCORPORATED

MS. ~~DIANE~~ ROSALIND SAUNDERSMS. *Diane Rosalind Saunders*I, ~~MS D SAUNDERS~~ OF... 51 58-60 ROWLEY ROAD, ALDINGA BEACH, 5173

BEING AN OFFICER OF THE STRATA CORPORATION NO. 13385  
INCORPORATED, CERTIFY THAT THE ATTACHED RESOLUTION IS A TRUE  
AND CORRECT COPY OF A SPECIAL RESOLUTION AMENDING THE  
ARTICLES OF THE CORPORATION PASSED AT A DULY CONVENED MEETING  
OF THE CORPORATION ON THE...30TH.. DAY OF..APRIL..., 2002 ✓

DATED THE...3rd...DAY OF...*May*...2002... ✓...*R. Saunders*...*R. Saunders*

SCHEDULE 3 ARTICLES OF STRATA CORPORATION 13385AGENDA 4 SPECIAL RESOLUTIONS

ARTICLE 5A- 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 ARE NOT AUTHORISED TO PARK A MOTOR VEHICLE PERMANENTLY ON COMMON PROPERTY EG: IN FRONT OF UNIT ROLLER DOOR

VOTE RESULT; 4 IN FAVOUR CARRIED BY MAJORITY

ARTICLE 5B- 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; VISITORS ARE AUTHORISED TO PARK ON THE COMMON PROPERTY ACCESS AREA IN FRONT OF THE ROLLER DOOR OF THE UNIT THEY ARE VISITING. VISITORS ARE AUTHORISED TO PARK OVERNIGHT ON THE COMMON PROPERTY ACCESS AREA IN FRONT OF THE ROLLER DOOR OF THE UNIT THEY ARE VISITING. VISITOR OVERNIGHT PARKING IS LIMITED TO FIVE NIGHTS.

VOTE RESULT; 4 IN FAVOUR CARRIED BY MAJORITY

ARTICLE 6- A PERSON BOUND BY THESE ARTICLES MUST NOT, WITHOUT CONSENT DAMAGE OR INTERFERE WITH ANY LAWN, GARDEN, TREE, SHRUB, PLANT OR FLOWER ON THE COMMON PROPERTY; OR INTRODUCE ANY SPECIES OF INVASIVE VEGETATION THAT MAY CAUSE STRUCTURAL DAMAGE EG. DECIDUOUS, GUM, NATIVE, BAMBOO AND RUBBER.

VOTE RESULT; 4 IN FAVOUR CARRIED BY MAJORITY

A DECISION SUPPORTED BY THE MAJORITY OF VOTES CAST AT A DULY CONVENED MEETING OF THE CORPORATION WILL BE TAKEN TO BE A DECISION OF THE CORPORATION (UNLESS A SPECIAL OR UNANIMOUS RESOLUTION IS REQUIRED. SPECIAL RESOLUTIONS MUST BE SUPPORTED BY TWO THIRDS OF ALL UNIT HOLDERS, NOT JUST THOSE UNIT HOLDERS WHO ATTEND THE MEETING.

SCHEDULE 3 ARTICLES OF STRATA CORPORATION 13385

AGENDA 4

SPECIAL RESOLUTIONS

ARTICLE 2B- 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 ENJOYMENT OF COMMON PROPERTY DOES NOT PERMIT SPORTING OR LEISURE ACTIVITIES ON COMMON PROPERTY ACCESS AREAS.

VOTE RESULT; 4 IN FAVOUR CARRIED BY MAJORITY

ARTICLE 2D- 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; AND ENJOYMENT OF COMMON PROPERTY DOES NOT PERMIT SPORTING OR LEISURE ACTIVITIES ON COMMON PROPERTY ACCESS AREAS.

VOTE RESULT; 4 IN FAVOUR CARRIED BY MAJORITY

ARTICLE 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; THE STRATA CORPORATION DOES NOT AUTHORISE THE KEEPING OF ANY ANIMAL (THIS INCLUDES DOGS, CATS, BIRDS, RABBITS, REPTILES AND RODENTS, IN OR IN THE VICINITY OF A UNIT THE EXCEPTION TO THIS RULE IS INDICATED IN PART 3, DIVISION 1, ARTICLE 19 -4C STRATA TITLES ACT 1988.

VOTE RESULT; 4 IN FAVOUR CARRIED BY MAJORITY

ADDENDUM ARTICLE 4- ALL ANIMALS CURRENTLY KEPT IN OR IN THE VICINITY OF THE UNITS ARE; THE LAST ANIMALS TO BE AUTHORISED BY THE MEMBERS AS OF 30TH APRIL 2002

VOTE RESULT; 4 IN FAVOUR CARRIED BY MAJORITY

STRATA TITLES ACT 1988

STRATA CORPORATION 13385

MINUTES OF MEETING

DATE HELD 30.04.02 PLACE UNIT 3 58-60 ROWLEY ROAD,  
ALDINGA BEACH 5173

MEETING START TIME 10.10am FINISH 11.15AM

WELCOME TO CORPORATION MEMBERS OR PROXY

QUORUM FORMED

ORDINARY RESOLUTIONS

AGENDA 1-TO ELECT CORPORATION PRESIDING OFFICER

NOMINATED BY V PAIGE SECONDED H SLATER

ELECTED PRESIDING OFFICER. D SAUNDERS.....

AGENDA 2-TO ELECT CORPORATION SECRETARY

NOMINATED BY H SLATER SECONDED D SAUNDERS

ELECTED CORPORATION SECRETARY V. PAIGE.....

AGENDA 3-TO ELECT CORPORATION TREASURER

NOMINATED BY V PAIGE SECONDED G PERRY

ELECTED CORPORATION TREASURER. H SLATER..

ATTENDANCE G PERRY, H SLATER, V PAIGE & D SAUNDERS.

APOLOGIES NO RESPONSE RECEIVED BY H T BRAMMER AS OF  
30TH APRIL 2002, 10.10AM

FOOTNOTE - APOLOGY FROM H T BRAMMER RECEIVED ON  
1st MAY 2002- INDICATING HIS OBJECTIONS TO THE  
AGENDA. ALL MEMBERS TO RECEIVE A COPY

STRATA TITLES ACT 1988

STRATA CORPORATION NUMBER 13385

NOTICE OF STRATA CORPORATION MEETING

UNIT 1-5 58-60 ROWLEY ROAD ALDINGA BEACH SA 5173

THE PLEASURE OF YOUR COMPANY IS REQUESTED AT A STRATA  
CORPORATION MEETING:

DATE 30 APRIL 2002      TIME 10.00AM  
PLACE UNIT 3              PHONE 8557 7562

AGENDA

- AGENDA 1 -TO ELECT CORPORATION PRESIDING OFFICER
- AGENDA 2 -TO ELECT CORPORATION SECRETARY
- AGENDA 3 -TO ELECT CORPORATION TREASURER
- AGENDA 4 -SCHEDULE 3 ARTICLES OF STRATA CORPORATION;  
SPECIAL RESOLUTIONS ARTICLE 2B&D
  - ARTICLE 4
  - ARTICLE 5A & 5B
  - ARTICLE 6A

PLEASE REPLY BY MAIL TO:

UNIT 3 58 - 60 ROWLEY ROAD ALDINGA BEACH SA 5173 OR;

BY PHONE 8557 7562

THANK YOU FOR YOUR ASSISTANCE AND WE LOOK FORWARD TO SEEING  
YOU AT THE MEETING

RSVP : 24 APRIL 2002

**ARTICLES OF STRATA CORPORATION**  
***(Strata Titles Act, 1998 – Schedule 3)***

1. (1) A Unit holder must:-
  - (a) Maintain the unit in good repair;
  - (b) Carry out any work ordered by a Council or other Public Authority in respect of the Unit.(2) The occupier of a Unit must keep it in a clean and tidy condition.
2. A person bound by these Articles:-
  - (a) must not obstruct the lawful use of the Common Property by any person;
  - (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;
  - (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 their rights in relation to Units or Common Property.
3. A person bound by these Article must not use the Unit, or permit the Unit to be used, for any unlawful purpose.
4. Subject to the Strata Titles Act, 1998, 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 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:-
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 cause 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 party 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; **AND**
  - (b) Any change in the occupancy of the Unit.

# Form R3

## Buyers information notice

*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 recommends 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

- 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

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

## Value

- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How **energy efficient** is the home, including appliances and lighting? What **energy sources** (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.

**IMPORTANT NOTICE**  
**SMOKE ALARM LEGISLATION**

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

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

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

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

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