

Form 1 - Vendor's statement

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

Contents

Preliminary

Part A - Parties and land

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

Part C - Statement with respect to required particulars

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

Schedule



Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

All questions must be answered with a YES or NO (inserted in the place indicated by 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:~~

Address:

3 Vendor:

Fiona Louise Jack

Address:

6/5 River Street Marden SA 5070

4 Vendor's registered agent:

First National Real Estate Burton Groves

Address:

1332 North East Road TEA TREE GULLY SA 5091

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

6 Description of the land: *[Identify the land including any certificate of title reference]*

CT 6118/951

6/5 River Street Marden SA 5070

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

To the purchaser:

Right to cool-off (section 5)

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

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

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

2 - Time for service

The cooling-off notice must be served -

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

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

3 - Form of cooling-off notice

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

4 - Methods of service

The cooling-off notice must be -

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:
- (c) transmitted by fax or email to the following fax number or email address:

(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:

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

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

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

5 - Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase -

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

Part C - Statement with respect to required particulars

(section 7(1))

To the purchaser:

~~I/We~~

of

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

Date:
Signed:

Date:
Signed:

Date:
Signed:

Date:
Signed:

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

(section 9)



To the purchaser:

I,

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

Exceptions:

Date:
Signed:

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

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

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

Note -

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

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

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

Table of particulars

Column 1

Column 2

Column 3

[If an item is applicable, ensure that the box for the item is ticked and complete the item.]
[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1.
Alternatively, the item and any inapplicable heading may be omitted, but not in the case of-
(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and
(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and
(c) the heading "6. Repealed Act conditions" and item 6.1; and
(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2, which must be retained as part of this statement whether applicable or not.]
[If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in **bold type** must be set out in column 3 and all other particulars must be set out in column 2.]
[If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for each such mortgage, charge or prescribed encumbrance.]
[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]

1. General

1.1 Mortgage of land

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

Is this item applicable?

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

Are there attachments?

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



YES

NO

Number of mortgage (if registered):

12221582

Name of mortgagee:

Australia & New Zealand Banking Group Ltd

12 Easement

(whether over the land or annexed to the land)

Note - "Easement" includes rights of way and party wall rights

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

Is this item applicable?

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

Are there attachments?

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

Community Plan 27898 contained within Statement Pursuant to Section 139 (Community Titles Act 1996) attached

Description of land subject to easement:

Marked F on Community Plan

Nature of easement:

Together with Easement(s) for Drainage Purposes

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

If YES, give details:

<input checked="" type="checkbox"/>
NO
YES

13 Restrictive covenant

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

Is this item applicable?

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

Are there attachments?

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

14 Lease, agreement for lease, tenancy agreement or licence

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

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

Is this item applicable?

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

Are there attachments?

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

[Empty text box for attachments]

Name of parties:

[Large empty text box for name of parties]

Period of lease, agreement for lease etc:

From [text box]

to [text box]

Amount of rent or licence fee:

\$ [text box] per [text box] (period)

Is the lease, agreement for lease etc in writing?

[text box]

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

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

[text box]

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

[text box]

[checkbox]

[checkbox]

[checkbox]

5. Development Act 1993 (repealed)

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

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

Is this item applicable?



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

NO

Are there attachments?

YES

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

Local Government Inquiry Certificate

Condition(s) of authorisation:

See copy of Local Government Inquiry Certificate attached

6. Repealed Act conditions

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

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Nature of condition(s):~~

7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Amount of levy payable:~~

29. Planning, Development and Infrastructure Act 2016

29.1 Part 5 - Planning and Design Code

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

Is this item applicable?

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

Are there attachments?

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

Local Government Inquiry Certificate - PlanSA extract

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

Zones: Housing Diversity Neighbourhood (HDN)
Overlays and Variations on Local Government Inquiry Certificate - PlanSA extract

Is there a State heritage place on the land or is the land situated in a State heritage area?

Is the land designated as a local heritage place?

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?

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?

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

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

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of authorisation:~~

~~Name of relevant authority that granted authorisation:~~

~~Condition(s) of authorisation:~~

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Name of person giving notice of proposed work:~~

~~Building work proposed (as stated in the notice):~~

~~Other building work as required pursuant to the Act:~~

29.4 section 140 - Notice requesting access

~~**Is this item applicable?**~~

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

~~**Are there attachments?**~~

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

~~Date of notice:~~

~~Name of person requesting access:~~

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

~~Activity of work to be carried out:~~

29.5 section 141 - Order to remove or perform work

~~**Is this item applicable?**~~

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

~~**Are there attachments?**~~

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

~~Date of order:~~

~~Terms of order:~~

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

~~Amount payable (if any):~~

29.6 section 142 - Notice to complete development

~~**Is this item applicable?**~~

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

~~**Are there attachments?**~~

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

~~Date of notice:~~

~~Requirements of notice:~~

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

~~Amount payable (if any):~~

29.7 section 155 - Emergency order

~~**Is this item applicable?**~~

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

~~**Are there attachments?**~~

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

~~Date of order:~~

~~Name of authorised officer who made order:~~

~~Name of authority that appointed the authorised officer:~~

~~Nature of order:~~

~~Amount payable (if any):~~

29.8 section 157 - Fire safety notice

~~**Is this item applicable?**~~

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

~~**Are there attachments?**~~

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

~~Date of notice:~~

~~Name of authority giving notice:~~

~~Requirements of notice:~~

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

~~Amount payable (if any):~~

29.9 section 192 or 193 - Land management agreement

~~**Is this item applicable?**~~

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

~~**Are there attachments?**~~

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

~~Date of agreement:~~

~~Names of parties:~~

~~Terms of agreement:~~

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

~~**Is this item applicable?**~~

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

~~**Are there attachments?**~~

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

~~Date requirement given:~~

~~Name of body giving requirement:~~

~~Nature of requirement:~~

~~Contribution payable (if any):~~

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

~~**Is this item applicable?**~~

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

~~**Are there attachments?**~~

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

~~Date of agreement:~~

~~Names of parties:~~

~~Terms of agreement:~~

~~Contribution payable (if any):~~

29.12 Part 16 Division 1 - Proceedings

~~**Is this item applicable?**~~

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

~~**Are there attachments?**~~

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

~~Date of commencement of proceedings:~~

~~Date of determination or order (if any):~~

~~Terms of determination or order (if any):~~

29.13 section 213 - Enforcement notice

~~**Is this item applicable?**~~

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

~~**Are there attachments?**~~

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

~~Date notice given:~~

~~Name of designated authority giving notice:~~

~~Nature of directions contained in notice:~~

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

~~Amount payable (if any):~~

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

Is this item applicable?

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

Are there attachments?

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

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



1 Name of community corporation:
Address of community corporation:

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

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

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

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

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

(d) if the lot is a development lot, particulars of the scheme description relating to the development lot and particulars of the obligations of the owner of the development lot under the development contract:

(e) if the lot is a community lot, particulars of the lot entitlement of the lot:

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

4 Documents supplied by the community corporation that are enclosed:

(a) a copy of the minutes of the general meetings of the community corporation and management committee
*for the 2 years preceding this statement / ~~since the deposit of the community plan;~~
(*Strike out or omit whichever is the greater period)

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

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

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

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

6 The following documents are enclosed:

- ~~(a) a copy of the scheme description (if any) and the development contract (if any);~~
- (b) a copy of the by-laws of the community scheme.

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

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

Name:

Address:

Note-

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

Schedule-Division 3-Community lots and strata units



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

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

Governance

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

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

Use of your property

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

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

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

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments—voting rights

You may be buying into a group that is run by several different community corporations. This is common in mixed use developments, for example, where a group of apartments is combined with a hotel or a group of shops. If there is more than 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.

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

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

You can also seek advice from a legal practitioner.

ANNEXURES

~~There are no documents annexed hereto~~ / The following documents are annexed hereto -

Form R3 – Buyers Information Notice
Copy of certificate(s) of title to the land

Property Interest Report Local Government Inquiry Certificate - including PlanSA Extract SA Water Land Tax Emergency Services Levy Certificate Check Search Historical Search Title and Valuation Package Statement Pursuant to Section 139 (Community Titles Act 1996) including By Laws and Community Plan
--

(*Strike out whichever is not applicable)

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1 – VENDOR’S STATEMENT
(Section 7, Land and Business (Sale and Conveyancing) Act 1994)

*I / We the abovenamed Purchaser(s), hereby acknowledge having received this day the Form 1 with the annexures as set out above.

Dated this Day of 20

Signed: _____

Purchaser(s)

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

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

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.



Product Register Search (CT 6118/951)
Date/Time 07/02/2024 01:53PM
Customer Reference 6-5 Marden
Order ID 20240207006036

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 6118 Folio 951

Parent Title(s) CT 6045/423
Creating Dealing(s) ACT 12000220
Title Issued 17/09/2013 Edition 2 Edition Issued 19/11/2014

Estate Type

FEE SIMPLE

Registered Proprietor

FIONA LOUISE JACK
OF PO BOX 109 WALKERVILLE SA 5081

Description of Land

LOT 6 PRIMARY COMMUNITY PLAN 27898
IN THE AREA NAMED MARDEN
HUNDRED OF ADELAIDE

Easements

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED F ON CP 27898 FOR DRAINAGE PURPOSES (RTC 11193288)

Schedule of Dealings

Dealing Number	Description
12221582	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
04/09/2013	12000221	BY-LAWS	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

Property Interest Report

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

Title Reference	CT 6118/951	Reference No. 2541304
Registered Proprietors	F L*JACK	Prepared 07/02/2024 13:53
Address of Property	Unit 6, 5 RIVER STREET, MARDEN, SA 5070	
Local Govt. Authority	NORWOOD PAYNEHAM & ST PETERS	
Local Govt. Address		

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

Table of Particulars

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

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

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

1. General

- | | | |
|-----|--|--|
| 1.1 | Mortgage of land

<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 (whether over the land or annexed to the land)

Note--"Easement" includes rights of way and party wall rights

<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

<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
(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.)

<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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. **Burial and Cremation Act 2013**

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

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

7. Emergency Services Funding Act 1998

- 7.1 section 16 - Notice to pay levy
**An Emergency Services Levy Certificate will be forwarded.
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.**

**Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates
www.revenuesaonline.sa.gov.au**

8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

- | | | |
|-------|---|---|
| 18.1 | section 72 - Notice to pay levy in respect of costs of regional landscape board | The regional landscape board has no record of any notice affecting this title |
| 18.2 | section 78 - Notice to pay levy in respect of right to take water or taking of water | DEW has no record of any notice affecting this title |
| 18.3 | section 99 - Notice to prepare an action plan for compliance with general statutory duty | The regional landscape board has no record of any notice affecting this title |
| 18.4 | section 107 - Notice to rectify effects of unauthorised activity | The regional landscape board has no record of any notice affecting this title
also
DEW has no record of any notice affecting this title |
| 18.5 | section 108 - Notice to maintain watercourse or lake in good condition | The regional landscape board has no record of any notice affecting this title |
| 18.6 | section 109 - Notice restricting the taking of water or directing action in relation to the taking of water | DEW has no record of any notice affecting this title |
| 18.7 | section 111 - Notice to remove or modify a dam, embankment, wall or other obstruction or object | The regional landscape board has no record of any notice affecting this title |
| 18.8 | section 112 - Permit (or condition of a permit) that remains in force | The regional landscape board has no record of any permit (that remains in force) affecting this title
also
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 | <p>A Land Tax Certificate will be forwarded.
 If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</p> <p>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates
 www.revenuesaonline.sa.gov.au</p> |
|------|---|--|

20. Local Government Act 1934 (repealed)

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

21. Local Government Act 1999

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

22. Local Nuisance and Litter Control Act 2016

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

23. Metropolitan Adelaide Road Widening Plan Act 1972

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

24. Mining Act 1971

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

24.9 Proclamation with respect to a private mine

Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title

25. *Native Vegetation Act 1991*

25.1 Part 4 Division 1 - Heritage agreement

DEW Native Vegetation has no record of any agreement affecting this title
also

Refer to the Certificate of Title

25.2 section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider

DEW Native Vegetation has no record of any agreement affecting this title
also

Refer to the Certificate of Title

25.3 section 25D - Management agreement

DEW Native Vegetation has no record of any agreement affecting this title
also

Refer to the Certificate of Title

25.4 Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation

DEW Native Vegetation has no record of any refusal or condition affecting this title

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

26.1 section 97 - Notice to pay levy in respect of costs of regional NRM board

The regional landscape board has no record of any notice affecting this title

26.2 section 123 - Notice to prepare an action plan for compliance with general statutory duty

The regional landscape board has no record of any notice affecting this title

26.3 section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object

The regional landscape board has no record of any notice affecting this title

26.4 section 135 - Condition (that remains in force) of a permit

The regional landscape board has no record of any notice affecting this title

26.5 section 181 - Notice of instruction as to keeping or management of animal or plant

The regional landscape board has no record of any notice affecting this title

26.6 section 183 - Notice to prepare an action plan for the destruction or control of animals or plants

The regional landscape board has no record of any notice affecting this title

26.7 section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve

The regional landscape board has no record of any notice affecting this title

26.8 section 187 - Notice requiring control or quarantine of animal or plant

The regional landscape board has no record of any notice affecting this title

26.9 section 193 - Protection order to secure compliance with specified provisions of the Act

The regional landscape board has no record of any order affecting this title

26.10 section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act

The regional landscape board has no record of any order affecting this title

26.11 section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act

The regional landscape board has no record of any authorisation affecting this title

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

27.1 section 21 - Notice of levy or contribution payable

Outback Communities Authority has no record affecting this title

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

- 29.1 Part 5 - Planning and Design Code
[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- 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/ or phone PlanSA on 1800752664.**
- Code Amendment**
- Kensington and Portrush Road, Norwood Community Facilities - The owners of the Straight Smile Centre dental and orthodontics clinic, located on the corner of Kensington Road and Portrush Road, are proposing to rezone the land occupied by their business, together with the surrounding sites, to reflect the long-standing use of the majority of the land. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.**
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation
[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete
- State Planning Commission in the Department for Trade and Investment has no

	development	record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title
30.	<i>Plant Health Act 2009</i>	
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.	<i>Public and Environmental Health Act 1987 (repealed)</i>	
31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
31.2	<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 also Contact the Local Government Authority for other details that might apply

- 31.3 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with)

Public Health in DHW has no record of any order affecting this title
also
Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

- 32.1 section 66 - Direction or requirement to avert spread of disease

Public Health in DHW has no record of any direction or requirement affecting this title

- 32.2 section 92 - Notice

Public Health in DHW has no record of any notice affecting this title
also

Contact the Local Government Authority for other details that might apply

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

Public Health in DHW has no record of any condition affecting this title
also

Contact the Local Government Authority for other details that might apply

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

- 33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

34. *Water Industry Act 2012*

- 34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement

**An SA Water Certificate will be forwarded.
If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**

also

The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title

also

Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.

also

Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.

also

Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.

35. *Water Resources Act 1997 (repealed)*

- 35.1 section 18 - Condition (that remains in force) of a permit

DEW has no record of any condition affecting this title

- 35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy

DEW has no record of any notice affecting this title

36. *Other charges*

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

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.

CERTIFICATE OF RATES AND CHARGES

Issued under Section 187 of the Local Government Act 1999



City of
Norwood
Payneham
& St Peters

To: First National Burton Groves
PO Box 200
ST AGNES SA 5097

Date: 07/02/2024

Particulars of the Property:	
Assessment No	119923
Owner's Name	Ms F L Jack
Valuation No	1904655055
Property Address	6/5 River Street MARDEN 5070
Property Description	Lot: 6 CP: 27898 CT: 6118/951

175 The Parade
Norwood SA 5067

PO Box 204
Kent Town SA 5071

Telephone
8366 4555

Email
townhall@npsp.sa.gov.au

Website
www.npsp.sa.gov.au

Particulars of Rates and Charges Raised 2023-2024:	
Balance b/forward 2022-2023	-\$726.45
2023-2024 Rates + Landscape Levy	\$1,950.02
Plus Legal Fees	\$0.00
Plus Fines & Interest	\$0.00
Less Concession/Rebate	\$0.00
Less Payments	-\$1,178.00
Plus Property Related Debts	
Balance Now Due and Payable	\$45.57
Settlement via BPay	Billor Code: 3251 Reference: 1199237



100% Australian Made
Recycled Paper

2023-2024 Rates including Landscape Levy	\$1,950.02
2023-2024 Capital Value	\$1,025,000

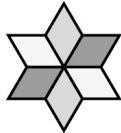
Please Note: The 3rd quarter of rates will be due on 8 March 2024.

Notes for your information:

- The next date for Fines and Interest to be calculated is 10 January 2024.
- If Balance Due above is *Nil*, the rates have been paid to 30 June 2024.
- Upon settlement of the property, the total balance to 30 June 2024 is required to be paid to the Council. Action to recover unpaid rates will be taken against the owner of the property at the time of declaration of rates.
- A fine of 2% will be imposed on any current Rate not paid by the due date and interest at the prescribed rate will be added each month on unpaid arrears.
- This certificate relates only to the abovementioned assessment. If other assessments are included at the same address (eg: flats, shops, etc.) additional certificates will only be issued upon payment of additional fees.

Mario Barone
CHIEF EXECUTIVE OFFICER

Community
Well-being is...
Social Equity
Cultural Vitality
Economic Prosperity
Environmental
Sustainability



City of
Norwood
Payneham
& St Peters

City of Norwood Payneham & St Peters

Head Office: 175 The Parade, Norwood
Mailing Address: PO Box 204, KENT TOWN SA 5071

Telephone (08) 8366 4555

Property Information and Particulars in response to an enquiry pursuant to Section 7 of the Land & Business (Sale & Conveyancing Act 1994)

To: First National Burton Groves
PO Box 200
ST AGNES SA 5097

Certificate Date: 07/02/2024
Certificate No: 25033

Details of Property Referred To:

Rates Assessment Number : 119923 7
Valuer General Number : 1904655055
Owner Details : Ms F L Jack
Property Address : 6/5 River Street MARDEN 5070
Property Description : Lot: 6 CP: 27898 CT: 6118/951
Hundred : Adelaide
Ward : Torrens Ward - Ward 2

Prescribed Encumbrances for 6/5 River Street MARDEN 5070

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Development Act 1993 (repealed)	
section 42—Condition (that continues to apply) of a development authorisation	Date of authorisation: 6 September 2012 Name of relevant authority that granted authorisation: The City of Norwood Payneham & St Peters Condition(s) of authorisation: See attached Decision Notification Form DA 155/65/2011
Repealed Act conditions	
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)	N/A

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	<p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</p> <p>(Refer to PlanSA Section 7 extract report)</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? NO</p> <p>Is the land designated as a local heritage place? NO</p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO</p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?</p> <p>YES</p> <p>For information on any proposed Code Amendments which may interest you, please refer to the PlanSA Website:</p> <p>https://plan.sa.gov.au/have_your_say/code-amendments</p>
Section 127 - Condition (that continues to apply) of a development authorisation	(Refer to PlanSA Section 7 extract report)
Development Act 1993 (repealed)	
section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	NO
section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	NO
section 55—Order to remove or perform work	NO
section 56—Notice to complete development	NO
section 57—Land management agreement	NO
section 69—Emergency order	NO
section 71—Fire safety notice	NO

Column 1 Prescribed encumbrance	Column 2 Other particulars required
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 to take action to prevent outbreak or spread of fire	NO
Food Act 2001	
section 44—Improvement notice	NO
section 46—Prohibition order	NO
Housing Improvement Act 1940 (repealed)	
section 23—declaration that house is undesirable or unfit for human habitation	NO
Part 7 (rent control for substandard houses) – Notice or declaration	N/A
Land Acquisition Act 1969	
Section 10 – Notice of intention to acquire	NO
Local Government Act 1934 (repealed)	
Notice, order, declaration, charge, claim or demand given or made under the Act	NO
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	NO
Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	N/A
Planning, Development and Infrastructure Act 2016	
section 141 – Order to remove or perform work	NO
section 142 – Notice to complete development	NO

Column 1 Prescribed encumbrance	Column 2 Other particulars required
section 155 – Emergency order	NO
section 157 – Fire safety notice	NO
Section 192 or 193 – Land management agreement	(Refer to PlanSA Section 7 extract report)
section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	NO
section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	NO
Part 16 Division 1 – Proceedings	NO
section 213 – Enforcement notice	NO
section 214(6), 214(10) or 222- Enforcement order	N/A
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
Other charges	
Charge of any kind affecting the land (not included in another item)	N/A

Particulars of Building Indemnity Insurance

Note—Building indemnity insurance is not required for—

- (a) domestic building work for which approval under the *Planning, Development and Infrastructure Act 2016*, the repealed *Development Act 1993* or the repealed *Building Act 1971* is or was not required; or
- (b) minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or
- (c) domestic building work commenced before 1 May 1987; or
- (d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 2011*; or
- (e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted under section 45 of that Act.

Details of building indemnity insurance still in existence for building work on the land:

Building Indemnity Insurance is required....**NO** (refer above note):

- 1 Name(s) of person(s) insured:.....
- 2 Name of insurer:.....
- 3 Limitations on the liability of the insurer:.....
- 4 Name of builder:.....
- 5 Builder's licence number:.....
- 6 Date of issue of insurance:.....
- 7 Description of insured building work:.....
.....
.....

Exemption from holding insurance:

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

N/A

If **YES**, give details:

- (a) Date of the exemption:.....
- (b) Name of builder granted the exemption:.....
- (c) Licence number of builder granted the exemption:.....
- (d) Details of building work to which the exemption applies:
.....
.....
- (e) Details of conditions (if any) to which the exemption is subject:
.....
.....

Particulars relating to Environment Protection

Further information held by councils

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

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

NO

Note—

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

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

It should be noted that—

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

This statement is made the **19 February 2024**

MARIO BARONE
CHIEF EXECUTIVE OFFICER



Data Extract for Section 7 search purposes

Valuation ID 1904655055

Data Extract Date: 19/02/2024

Parcel ID: C27898 F6

Certificate Title: CT6118/951

Property Address: UNIT 6 5 RIVER ST MARDEN SA 5070

Zones

Housing Diversity Neighbourhood (HDN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 110 metres)

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

Affordable Housing

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

Hazards (Flooding - General)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No



City of
Norwood
 Payneham
 & St Peters

DECISION NOTIFICATION FORM

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

FOR DEVELOPMENT APPLICATION NUMBER: 155/65/2011
DATED: 04/02/2011
REGISTERED ON: 04/02/2011

TO:	Mr W Johnson 8 Johnson Avenue ROSTREVOR SA 5073
------------	---

LOCATION OF PROPOSED DEVELOPMENT
5 River Street MARDEN 5070 Lot: 300 DP: 81285 CT: 5970/119

NATURE OF PROPOSED DEVELOPMENT
Construction of six (6) two storey row dwellings with associated verandahs, freestanding carports at the rear, common driveway, front fence and landscaping


In respect of this proposed development you are informed that :

NATURE OF DECISION	DECISION	DATE	NO. OF CONDITIONS
DEVELOPMENT PLAN CONSENT	Granted	18/04/2011	7
BUILDING RULES CONSENT	Certified	05/09/2012	3
			as issued by Private Certifier
DEVELOPMENT APPROVAL	APPROVED		

Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out in the attached sheet.

The classification assigned to this building is Class 1a, 10a, 10b, for the purposes of Section 66 and Regulation 82 of the Development Act, 1993.

Pursuant to Regulation 48 this approval is valid for twelve (12) months. Substantial commencement or a request for an extension of time shall be undertaken during this period or the Approval will lapse. Council requires 24 hours notice of commencement of this Development, please ring 8366 4569 or 8366 4576

Date of Decision: 6 September 2012	<input type="checkbox"/> DAP or Delegate
Signed: 	<input checked="" type="checkbox"/> Council Chief Executive Officer or Delegate
Date: 6 September 2012	<input type="checkbox"/> Private Certifier
	<input checked="" type="checkbox"/> Sheets Attached



City of
Norwood
Payneham
& St Peters

DEVELOPMENT APPLICATION NUMBER: 155/65/2011
APPLICANT: Mr W Johnson
LOCATION: 5 River Street MARDEN 5070
PROPOSED DEVELOPMENT: Construction of six (6) two storey row dwellings with associated verandahs, freestanding carports at the rear, common driveway, front fence and landscaping
DECISION Development Approved
DATE OF DECISION: 06/09/2012

REASONS FOR DECISION

Consent is granted, as the proposed development is considered to accord sufficiently with the provisions of the Development Plan.

The following conditions have been imposed to reasonably ensure that the development will not impair the orderly and proper planning of the locality or detrimentally affect the amenity of the locality, having particular regard to the Principles of Development Control applicable to such a use in the locality.

DEVELOPMENT PLAN CONSENT

Relevant Plans

Pursuant to Section 44 (2) and (3) of the Development Act 1993 and except where varied by a Condition specified hereunder, it is required that the development be undertaken, used, maintained and operated in accordance with the following relevant plans, drawings, specifications and other documents:

- Plans prepared by Angelyn Building Designs dated 11 April 2011; and
- The levels plan prepared by Angelyn Building Designs submitted 11 April 2011.

Conditions of Consent

1. All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of trees, shrubs and groundcovers prior to the occupation of the premises to the reasonable satisfaction of the Council or its delegate.
2. All plants within the proposed landscaped areas shall be nurtured and maintained in good health and condition at all times with any diseased or dying plants being replaced, to the reasonable satisfaction of the Council or its delegate.
3. All stormwater from buildings and paved areas shall be disposed of in accordance with recognised engineering practices in a manner and with materials that does not result in the entry of water onto any adjoining property or any building, and does not affect the stability of any building and in all instances the stormwater drainage system shall be directly connected into either the adjacent street kerb & water table or a Council underground pipe drainage system.



City of
Norwood
Payneham
& St Peters

4. A rainwater tank with a storage capacity not less than 1 kilolitre (1000 litres) shall be installed for each dwelling, or alternatively, a six (6) kilolitre communal rainwater tank shall be installed, with each dwelling contributing rainwater from at least 50m² of its roof catchment area to the communal tank and in either case, water shall be plumbed to each individual dwelling to a toilet, water heater and/or laundry cold water outlet by a licensed plumber in accordance with AS/NZS 3500 and the SA Variations published by SA Water. Details of the installation shall be provided with application for Building Rules Consent.
5. The portion of the upper floor windows less than 1.7 m above the floor level (other than those facing River Street on the east elevation) shall be treated prior to occupation of the building in a manner that permanently restricts views being obtained by a person within the room to the reasonable satisfaction of the Council or its delegate. (Suggested treatments include, but are not restricted to, permanently fixed translucent glazing in any part of the window below 1.7 m above the internal floor level or a window sill height of 1.7 above the internal floor level.)
6. Detailed stormwater management calculations and plans maintaining the current 1:5 Average Recurrence Interval shall be submitted to the satisfaction of the Council, prior to the issuing of Building Rules Consent.
7. The access driveway at the rear of unit 6 be widened to achieve a minimum carriageway width of 5.5 metres and that a minimum landscape buffer zone of 900 millimetres wide be provided between the carriageway and unit 6. The commensurate reduction in the carriageway width must meet the relevant Australian Standard.

BUILDING RULES CONSENT

Conditions of Consent

See attached conditions and notes per the Certifiers Building Rules Consent dated 05/09/2012.

ADVISORY NOTE(S)

1. The Applicant is reminded of its general environmental duty, as required by section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause harm.
2. The Applicant is reminded of its responsibilities under the Environment Protection Act 1993, to not harm the environment. Specifically, paint, plaster, concrete, brick wastes and wash waters should not be discharged into the stormwater system, litter should be appropriately stored on site pending removal, excavation and site disturbance should be limited, entry/exit points to the site should be managed to prevent soil being carried off site by vehicles, sediment barriers should be used (particularly on sloping sites), and material stockpiles should all be placed on site and not on the footpath or public roads or reserves. Further information is available by contacting the EPA on 8204 2004.
3. The granting of the consent does not remove the need for the Applicant to obtain all other consents which may be required by any other legislation or regulation.

The Applicant's attention is particularly drawn to the need to consult all relevant electricity suppliers with respect to high voltage power lines.



City of
**Norwood
Payneham
& St Peters**

4. The Applicant's attention is drawn to the Environment Protection Authority's Guidelines IS NO 7 "Construction Noise". These guidelines provide recommended hours of operation outside which noisy activities should not occur. Further information is available by contacting the Environment Protection Authority on 8204 2004.
5. The Applicant is advised that any works undertaken on Council owned land (including but not limited to works relating to crossovers, driveways, footpaths, street trees and stormwater connections) will require the approval of the Council's Urban Services Department, prior to any works being undertaken. Further information may be obtained by contacting Council's Urban Services Department on 8366 4513.

All works on Council owned land required as part of this development are likely to be at the Applicant's cost.
6. This Development Plan Consent will lapse within 12 months of the date of this notice unless full Development Approval has been obtained.
7. The existing crossover shall be reinstated to kerb and gutter. Please contact the Council's Urban Services Department on 82042004 to arrange for the work to be undertaken (at the Applicants cost).

Matt Atkinson
SENIOR URBAN PLANNER

6 September 2012



City of
Norwood
Payneham
& St Peters

IMPORTANT NOTICE

- The developer or building owner shall provide 20mm rubble on the site prior to work commencing, in areas of vehicular traffic to ensure compliance with the requirements of the **Environmental Protection Agency**. It is to be placed in such a way to minimise the amount of soil (mud and dust) transferred over public areas and into the street.
- **Boundary survey prior to commencing construction**
The person proposing to undertake the work shall ensure that no part of the proposed building work is to overhand the boundary of the site. It is strongly recommended that a Licensed Surveyor be engaged to undertake a survey before work commences to establish the location of the boundary.
- The owner of any building to be erected or altered which is used for food preparation, is obliged to obtain consent from the **Eastern Health Authority**. (phone 8132 3600)
- Important: This approval does not imply compliance with the Electricity Act, 1996 (in relation to minimum clearance distances of power lines adjacent to buildings), the (State) Equal Opportunity Act, 1995, the Occupational Health, Safety and Welfare Act 1991, or with Commonwealth Disability Discrimination Act, 1993 or with any regulations under those Acts. It is the responsibility of the owner and the person erecting the building to ensure compliance with same.
- Building work adjacent to street boundaries is required to be provided with a **hoarding** and a license for the hoarding shall be obtained from the Council. Contact 8366 4525.

Your attention is drawn to the provisions of Section 60 of the Development Act 1993 which provide that:

Pursuant to Section 60 of the Development Act 1993, work that affects stability:

1. Where a building owner proposes to carry out building work of a prescribed nature that is, in accordance with the regulations to be treated for the purposes of this section as building work that affects the stability of other land or premises ("the affected land or premises") the following provisions apply:
 - (a) The building owner must, at least 28 days before the building work is commenced, cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of the work; and
 - (b) The building owner must (in addition to complying with any condition imposed by a relevant authority at the time of approval) take such precautions as may be prescribed to protect the affected land or premises, carry out such other building work in relation to that land or premises as that adjoining owner is authorised by the regulations to require; and
 - (c) Nothing in this section relieves the building owner from liability for injury resulting from the performance of any building work.
2. A building owner who fails to comply with a provision under subsection (1) IS GUILTY OF AN OFFENCE.

Penalty: \$4,000 (maximum penalty)

A building owner may apply to the Court for a determination of what proportion (if any) of the expense incurred by the building owner in the performance of the building work requested by the owner of affected land or premises under subsection (1) should be borne by the owner of that and or premises, and the building owner may recover an amount determined by the Court from the owner of the affected land or premises as a debt.

Your attention is drawn to the provisions of Regulation 75 of the Development Regulations 1993 which provides that in respect of building work affecting other land

It must be assumed in designing, and assessing the design of a building that it is possible that an excavation which intersects (but does not extend beyond) a notional plane extending downwards from the boundary at the site at a slope of 1 vertical to 2 horizontal from a point 600 millimetres below natural ground level at the boundary could be undertaken on an adjoining site.

Regulation 75(2) provides that, work of the following nature is prescribed as building work which is to be treated for the purposes of that section as building work that affects the stability of other land or premises, namely:

- an excavation which intersects a notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point 600 millimetres below natural ground level at a boundary with an adjoining site (as depicted by the example shown as figure 1 in schedule 15); or
- an excavation which intersects any notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point 600 millimetres below natural ground level at a boundary with an adjoining site (as depicted by the example shown as figure 2 in schedule 15); or
- any fill which is within 600 millimetres of an adjoining site, other than where the fill is not greater than 200 millimetres in depth (or height) and is for landscaping, gardening or other similar purposes.

For the purposes of section 60 (1) (b) of the Act, the owner of the affected land or premises may require the building owner to shore up any excavation or to underpin, stabilise or otherwise strengthen the foundations of any building to the extent specified by a professional engineer engaged by the owner of the affected land or premises.



City of
Norwood
Payneham
& St Peters

The building owner must pay the reasonable costs of obtaining a report and plans and specifications from a professional engineer for the purposes of sub-regulation (3).

In sub regulations (3) and (4):

'professional engineer' means a person who is:

- (a) a corporate member of the Institution of Engineers, Australia who has appropriate experience and competence in the field of civil and geotechnical engineering; or a person who is registered on the National Professional Engineers Register administered by the institution of Engineers, Australia and who has appropriate experience and competence in the field of civil and geotechnical engineering.
- **Section 223 of the Local Government Act 1999** provides that, where damage to Council roads, footpaths or kerbing occurs as a result of the development, the owner / applicant shall be responsible for the cost of repairs to the damage.
 - A separate application to the Council **Works and Technical Services Department** is required for any installation of or modification to storm water drains, underground electrical services or crossovers etc beyond the property alignment. Contact 8360 9000.
 - The applicant shall at his/her own expense in all things carry out all alterations to existing inverts, watertables, footpaths pavements or other works in the public roads adjacent to the subject land necessary to give effect to the demolition of buildings or structures, siteworks and the construction of the buildings or structures and other works forming part of the development approval to the reasonable satisfaction of the Council and shall at his /her own expense in all things repair and make good any damage to any such inverts, kerbs, watertables, footpaths, pavements, or other such works to the reasonable satisfaction of the Council.
 - An **approved toilet** privy is to be sensitively located on the site prior to any building work commencing. The privy should be suitably braced against overturning. No long drop toilets shall be used on site, only chemical toilets or toilets connected to the sewer shall be used.
 - A minimum standard for **refuse containers** on a building site to restrain 'blowable' materials is to be either;
 - (a) a commercial type removable 'SKIP' type container (provided by a waste removal company) of adequate size for the building project (min 1.5m) with a top closable lid, or
 - (b) a suitable prefabricated rectangular (or square) enclosure of robust construction (ie steel sheeting material or steel mesh F72 or better - not chicken or bird wire) and located so as not to be demolished by vehicles off loading.
 - The applicant is encouraged to install and maintain a rainwater tank to the dwelling(s) hereby granted authorisation.



City of
Norwood
Payneham
& St Peters

Building Notifications – Important New Requirements from July 2012

As from July 2012, the State Government has introduced fines of \$500 for failure to notify the Council at certain stages of construction. Please read the following important information to ensure that you and those acting on your behalf are fulfilling your/their obligations.

At What Stages of Construction is Notification to the Council Required?

In accordance with Regulation 74(1) of the *Development Regulations 2008*, notifications to the Council are required at the following stages of construction, insofar as they are applicable to the building work being undertaken:

- 1 business day's notice of the intended commencement of building work on the site; and
- 1 business day's notice of completion of structural steel reinforcement for concrete footings or other floors; and
- 1 business day's notice of the completion of all roof framing forming part of the building work (including top and bottom chord restraints, bracing and tie-downs)*; and
- 1 business day's notice of the completion of all masonry walls; and
- 1 business day's notice of completion of the building work.

* Where notice is given in relation to the completion of roof framing, the person who gives the notice must, within 1 business day after the notice is given, provide to the council a duly completed **supervisor's checklist** relating to the roof framing, signed by a registered building work supervisor, being a registered building work supervisor who has undertaken any training required and recognised under a scheme (if any) approved by the Minister.

A person **must not conceal** any completed roof framing until after the expiration of 2 clear business days after the notice of completion of roof framing has been received by the council.

Who is Required to Give the Notification?

The licensed building work contractor who is carrying out the work or who is in charge of carrying out the work, or if there is no such licensed building work contractor, the building owner is required to give notice to the Council.

What Structures are Exempt from the Notification Requirements?

Class 10 buildings under the Building Code are exempt from the notification requirements, other than where the Class 10 building is attached to any part of the roof framing of a building of another class. Transportable buildings are also exempt.

Can Notification be Given to the Council?

The required notices may be given—

- by email transmission to buildingnotice@npsp.sa.gov.au; or
- by telephoning the Council's Development Assessment team on 08 8366 4530; or
- by faxing it to the council on 08 8332 6338; or
- by posting it to the council at 175 The Parade, Norwood SA 5067, ensuring that the date received by the Council accords with the notice requirements; or
- by hand delivering a written notice with a duly authorised officer of the council.

In either case, the notices must include the name, address and telephone number of the persons who are proposed to sign Parts A and B of the Statement of Compliance under Schedule 19A (if relevant).

What Penalties Apply for Failure to Notify?

A person who breaches any of the requirements outlined in this information sheet is guilty of an offence with an expiation fee of \$500 or a maximum penalty of \$10 000.

ABN 26 421 568 330

Building Certification Approvals (SA) Pty Ltd



1 Wessen Street
Newton SA 5074

Tel / Fax
(08) 8337 4235

Mobile
0416 733 293

Email
bcasa@chariot.com.au

Development Act 1993
DECISION NOTIFICATION FORM
SCHEDULE 11

Development Application Number: 155/65/2011
Development Application Dated: 04/02/2011

PC Ref No: PC/106/11
Registered on: 04/02/2011

BUILDING RULES CONSENT

To Applicant:	Mr W Johnson C/- Rapid Property Developments Pty Ltd 8 Johnson Avenue ROSTREVOR SA 5073
----------------------	--

Location of Proposed Development:			
House No: 5	LOT: 300	DP: 81285	CT: 5970/119
Street: River Street		Suburb: MARDEN SA 5070	

Nature of Proposed Development:
Construction of six (6) two storey row dwellings and associated verandahs, freestanding carports at the rear, common driveway, front fence and landscaping

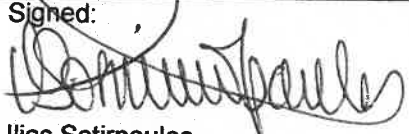
In respect of this proposed development you are informed that:

Nature of Decision	Decision	No. of Conditions	Date of Decision
Development Plan Consent	Approved - extension of time letter 17/4/12	7	18/04/2011
Building Rules Consent	Approved	3	05/09/2012
Development Approval	By Council	-	Still required

Details of the building classification and the approved number of occupants under the Building Code are attached.

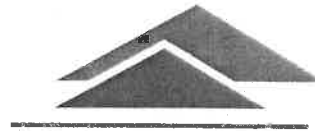
If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Signed: 	(Y) Private Certifier
Ilias Sotirpoulos Private Certifier Dated: 05 September, 2012	(<input checked="" type="checkbox"/>) Sheets Attached

**Development Act 1993
Section 42
BUILDING RULES CONSENT NOTIFICATION**

Building Certification Approvals (SA) Pty Ltd



1 Wessen Street
Newton SA 5074

Tel / Fax
(08) 8337 4235

Mobile
0416 733 293

Email
bcasa@chariot.com.au

To Council:	City of Norwood, Payneham and St Peters
Development Number:	155/65/2011
PC Ref:	PC/106/11
Project Work:	Construction of six (6) two storey row dwellings and associated verandahs, freestanding carports at the rear, common driveway, front fence and landscaping
Owner:	Rapid Property Development, 8 Johnson Avenue, ROSTREVOR SA 5073
Classification:	1a, 10a & 10b (under the Building Code of Australia)
Site Address:	5 River Street, Marden SA 5070

Building Rules Consent is granted subject to the following conditions and notes:

BUILDING RULES CONSENT CONDITIONS:

1. The location of the articulation joints to the proposed external wall shall be located in accordance with Anzas and Associates Pty Ltd Control Joint layout, Job number ZS/2470, dated 15 June 2011, and in accordance with CSR 'Hebel Power Panel' recommendation in the Design and Installation guide.
2. The Party Wall between the dwellings shall extend from the footings to the underside of the roof covering to maintain a Fire Resistance Level (FRL) 60/60/60 in accordance with the Building Code of Australia Vol 2 - Clause 3.7.1.8 including where control joints are located to the wall, and shall have the eaves spaces and gaps adequately packed with fire resistant mineral fibre.
3. The owner of the land on which domestic building work is to be performed must ensure that a copy of a certificate of building indemnity insurance as required by Development Regulation Part 21 (2) and Division 3, Part 5 of the Building Work Contractors Act 1995 in relation to that work is lodged with the Building Certification Approvals (SA) Pty Ltd prior to the commencement of work. This applies where the contract is valued at \$12,000 or more, and you engage a licensed Building Work Contractor.

Owner builders entering into individual contracts valued at \$12,000 or more, including a registered building work supervisor engaged to supervise the work are required to lodge a copy of each certificate of insurance to Council prior to commencing building work.

Building Certification Approvals (SA) Pty Ltd
Development Act 1993, Schedule 11

Page 3 of 7

BUILDING RULES CONSENT NOTES:

PC/106/11

- Application for building rules consent was lodged on 12 August 2011.
- Pursuant to the provisions of Regulation 74 of the Development Regulations 2008 the person proposing to undertake the building work or who is in charge of carrying out the work must give the Council:
 - (a) one business day's notice of commencement of building work on the site; and
 - (b) one business day's notice of commencement of any stage of building work specified by the Council; and
 - (c) one business day's notice of completion of any stage of building work specified by the Council; and
 - (d) one business day's notice of completion of the building work.

The applicant is advised to ensure that those notifications are given.

When the applicant provides notice of commencement of building work, the applicant must also provide to the Council, the name, address and telephone number of the persons who are proposed to sign parts A and B of the "Statement of Compliance" under Regulation 83AB.

For the purposes of Regulation 83AB, a licensed building work contractor (the **contractor**) will be taken to be responsible for carrying out building work if the contractor has responsibility for—

- (a) performing the work; or
- (b) engaging another person to perform the work in a situation where the contractor retains overall responsibility for the work, or if there is none, the owner builder.

When the applicant provides notice of commencement of building work, the applicant must also provide to the Council, the name, address and telephone number of the persons who are proposed to sign parts A and B of the "Statement of Compliance" under Regulation 83AB.

For the purpose of this note the person proposing to undertake the building work is the licensed building work contractor who is carrying out the work or if there is none, the owner builder.

- In accordance with Development Regulation 83AB a duly completed "Statement of Compliance" under Schedule 19A must be provided to Building Certification Approvals (SA) Pty Ltd within 10 business days after a notice of completion with respect to the building work notice is given (refer statement attached). A Class 1a building (or part of the building) has not been previously occupied and the building is occupied before a notice of completion with respect to the building work has been given, a duly completed Statement of Compliance must be provided to the relevant authority under sub regulation (6) within 10 business days after the building (or part) is occupied.

In accordance with the Development Regulations 2008, 83AB (8) "Part A" of the Statement must be signed by the licensed building work contractor responsible for carrying out the work or if there is no such person, by a registered building work supervisor or a private certifier and "Part B" must be signed by the owner of the relevant land or someone acting on their behalf.

This regulation does not apply to Class 10 buildings or structures.

- **Important:** This approval does not imply compliance with the Electricity Act, 1996 [in relation to minimum clearance distances of power lines adjacent to buildings], the [State] Equal Opportunity Act, 1995, the Occupational Health, Safety & Welfare Act 1986 [including Safe Work Method Statement guidelines relating to working at Heights], or with Commonwealth Disability Discrimination Act, 1992 or with any regulations under those Acts. It is the responsibility of the owner, applicant and the person undertaking the building work to ensure compliance with same.

Building Certification Approvals (SA) Pty Ltd
Development Act 1993, Schedule 11

Page 4 of 7

BUILDING RULES CONSENT NOTES:

PC/106/11

- **Important:** This approval does not imply compliance with the Electricity Act, 1996 [in relation to minimum clearance distances of power lines adjacent to buildings], the [State] Equal Opportunity Act, 1995, the Occupational Health, Safety & Welfare Act 1986 [including Safe Work Method Statement guidelines relating to working at Heights], or with Commonwealth Disability Discrimination Act, 1992 or with any regulations under those Acts. It is the responsibility of the owner, applicant and the person undertaking the building work to ensure compliance with same.
 - Wet areas within buildings shall be have floor grades, set-downs and water resistance surfaces in accordance with "AS 3740 *Waterproofing of domestic wet areas*", including provisions of drainage flanges, and Minister's Specification SA F1.7 "*Water Proofing in buildings – Additional requirements May 2012*".
- The footings have been assessed for compliance with the minimum allowable requirements in accordance with AS 2870.1 & 2. The footings have been design to take into account the effects of existing Trees(s) currently on this site and not necessarily the planting of future trees. Owners are advised to refer and comply with the Footing Construction Report 'Performance Requirements and Foundation Maintenance' of Appendix B of AS 2870 and is advised to seek advice from the design engineer. The certifier has relied on the soil engineer's assessment of the founding material, site levels and engineer's estimate wind speed.

Particular care should be exercised to ensure that the plumbing and perimeter paving is installed in accordance with the requirements of AS 2870 and the engineers details.

- Roof trusses chord shall be adequately restrained at maximum centres as nominated in the roof truss calculation criteria. Where purlins / battens are used to provide chord restraint and the purlin / batten is discontinued and joined at a truss chord, additional restraint in the form of blocking or similar shall be provided to adequately restrain the truss chord.
- Roof framing has not been designed for additional roof loads from verandahs/carports, solar hot water systems, air conditioning units or components, photovoltaic system (solar panels), household storage or the like. A warning label is required to be located on a truss or roof framing member immediately adjacent the roof access hole, stating that the roof framing has not been designed for additional loads such as verandahs/carports, solar hot water systems, air conditioning units or components, photovoltaic system (solar panels), household storage or the like. Roof framing details shall be submitted to the private certifier prior to the commencement of construction where additional load are placed on the trusses or roof framing, and shall include the verification of the adequacy of the roof trusses or roof framing to carry any additional roof loads not considered at the time of design. The transportation and erection of prefabricated trusses shall be carried out in such a manner as to not alter the effectiveness of the connecting plates.
- This consent has been issued on the understanding that the design of the roof trusses and bracing systems are based on a certified design and prepared by a person who has been trained in the use of the software and are to be constructed by a licensed manufacturer complying with the requirement of AS1720.1 and AS1649.

The roof trusses and bracing systems shall be designed for wind speeds as established by the design engineer.

The erection, bracing, nail plating and the installation and of the trusses, including bearing width shall be in accordance with Australian Standard 4440-2004 "*Installation of Nail Plated Timber Trusses*" and the manufacturers requirements.

- Stairs shall be a type that is manufactured by an accredited manufacturer in accordance with the accreditation certificate requirements. Stairs shall be non- slip finish or suitable non-skid strip near the edge of the nosing to stairs and landings in accordance with Part 3.9.1 of "*Building Code of Australia*".

Balustrades must comply with part 3.9.2 of "*Building Code of Australia*". The stairs are also to be fitted with a continuous handrail to at least one side with a minimum height which must not be less than 865 mm above stair tread nosings. The height of the balustrades must not be less than 1000mm above the floor of a balcony, or openings in balustrades be constructed so that openings do not permit a 125mm sphere to pass through it, and be able to take loading forces in accordance with AS/NZS 1170.1.

Building Certification Approvals (SA) Pty Ltd
Development Act 1993, Schedule 11

Page 5 of 7

BUILDING RULES CONSENT NOTES:

PC/106/11

- Structural steel lintels, angles, wall ties, connectors and accessories used in buildings shall be provided with no less than the minimum corrosion protection in accordance with the requirements of AS 4773 Parts 1 & 2 – Masonry for small buildings.
- Structural steel members used in buildings that are not built into walls shall be protected against corrosion in accordance with the requirements of AS 4773 Parts 1 & 2 – Masonry for small buildings.
- This consent does not include consent for brush fencing, which shall be subject to a separate application for building rules consent prior to the construction of the brush fencing. Building rules consent will be required for brush fencing where construction is proposed for:
 - (a) a brush fence closer than 3 metres to an existing or proposed dwelling, or
 - (b) a dwelling closer than 3 metres to an existing or proposed brush fence.

Minister's Specification SA 76C – Protection of buildings exposed to brush fences outlines how to achieve compliance for brush fencing.

- Wet areas within buildings shall have floor grades, set-downs and water resistance surfaces in accordance with "AS 3740 Waterproofing of domestic wet areas", including provisions of drainage flanges, and Minister's Specification SA F1.7 "Water Proofing in buildings – Additional requirements May 2012".
- The person proposing to undertake the work shall ensure that no part of the proposed building work is to overhang the boundary of the site including the face of any retaining walls which are to be constructed on the boundary and not encroach on to the adjoining property. It is strongly recommended that a Licensed Surveyor be engaged to undertake a survey before work commences to establish the location of the boundary. Boundary distances are measured from the allotment boundaries and not from fences or existing walls.
- The artificial lighting to the new building work shall not exceed the lamp power density or illumination power density allowances nominated in BCA Clause 3.12.5.5 - Artificial Lighting.
- Your attention is drawn to your obligation to notify your adjoining owner as required by the provisions of Section 60 of the Development Act 1993 and Regulation 75 of the Development Regulations 2008.
- **Your attention is drawn to the provisions of Section 60 of the Development Act 1993 which provide that:**

Pursuant to Section 60 of the Development Act 1993:

1. Where a building owner proposes to carry out building work of a prescribed nature that is, in accordance with the regulations to be treated for the purposes of this section as building work that affects the stability of other land or premises ("the affected land or premises") the following provisions apply:
 - (a) the building owner must, at least 28 days before the building work is commence, cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work; and
 - (b) the building owner must (in addition to complying with any condition imposed by a relevant authority at the time of approval) take such precautions as may be prescribed to protect the affected land or premises, carry out such other building work in relation to that land or premises as that adjoining owner is authorised by the regulations to require; and
 - (c) nothing in this section relieves the building owner from liability for injury resulting from the performance of any building work.

For the purposes of section 60(1) (b) of the Act, the owner of the affected land or premises may require the building owner to shore up any excavation or to underpin, stabilise or otherwise strengthen the foundations of any building to the extent specified by a professional engineer engaged by the owner of the affected land or premises.

Building Certification Approvals (SA) Pty Ltd
Development Act 1993, Schedule 11

Page 6 of 7

BUILDING RULES CONSENT NOTES:

PC/106/11

- A required 1000 litre rainwater tank used to collect roof stormwater which is plumbed into a water closet, laundry cold water outlets or water heater, and is supported on a stand or other structure, the supporting structure shall comply with AS/NZS 1170.1 and AS/NZS 1170.2 to ensure that it remains structurally adequate to carry the imposed loads placed on it by a rainwater tank when filled to its maximum capacity.

The plumbing work required for the installation of the rainwater tank are regulated by the South Australia Water Corporation (SA Water) under the Waterworks Act 1932, and the Waterworks Regulation 1996, with all plumbing work required to be carried by a licensed plumber complying with AS/NZS 3500:2003 "Part 1 - The National Plumbing and Drainage Code".

On completion of the work, the licensed plumber shall complete a "Certificate of Compliance" certifying that the installation has been carried out in accordance with AS/NZS 3500:2003 – Part 1. The certificate should be provided to SA Water and the home owner within 7 days of completion of the work.

- AS 3660.1 "Termite Management - New Building Work", identifies methods to reduce the risk of attack by subterranean termites to the building's structural elements. The Building Code of Australia - Part 3.1.3 requires Class 1 & 10 buildings are required to have the primary structural building elements susceptible to termite attack protected with a suitable termite barrier management system. Where the primary structural building elements are constructed of one, or a combination of, the following materials are exempted from the requirement to provide a termite risk management system:

- (a) Steel, aluminium or other metals;
- (b) Concrete;
- (c) masonry;
- (d) Fibre-reinforced cement;
- (e) Naturally termite resistant timber in accordance with Appendix C of AS3660.1; or
- (f) Preservative treated timber in accordance with Appendix D of AS3660.1.

Where a termite management system is used for "New Building Work" a durable notice is required to be permanently fixed in a prominent location, such as a meter box or the like, indicating:

- (a) method of protection;
- (b) date of installation of the system and;
- (c) where;

a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; as well as

- (d) Installer's or manufacturer's recommendations for the need to inspect and maintain the system on a regular basis.

Building Certification Approvals (SA) Pty Ltd
Private Certifier



Ilias Sotiropoulos
Director (private certifier registration No.:080)



Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
19 04655 05 5	CT6118951	8/2/2024	7922	2541304

BURTON GROVES & WELSH PTY LTD
 PO BOX 200
 ST AGNES SA 5097
 mail@burtongroves.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: FL JACK
 Location: U6 5 RIVER ST MARDEN LT6 C27898
 Description: 7HDCP V Capital Value: \$1 025 000
 Rating: Residential

Periodic charges

Raised in current years to 31/3/2024

		\$
	Arrears as at: 30/6/2023	209.58CR
Water main available: 1/7/2014	Water rates	222.60
Sewer main available: 1/7/2014	Sewer rates	472.02
	Water use	247.40
	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	732.44CR
	Balance outstanding	0.00

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

Next quarterly charges: Water supply: 74.20 Sewer: 157.34 Bill: 10/4/2024

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

The last Water Use Year ended on 16/06/2023.

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

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:
FL JACK

Water & Sewer Account
Acct. No.: 19 04655 05 5

Amount: _____

Address:
U6 5 RIVER ST MARDEN LT6 C27898

Payment Options

EFT

EFT Payment

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 1904655055



Biller code: 8888
Ref: 1904655055

Telephone and Internet Banking — BPAY®

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



Paying online

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



Paying by phone

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

SA Water account number: 1904655055



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



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No:

2541304

DATE OF ISSUE

08/02/2024

FIRST NATIONAL REAL ESTATE
BURTON GROVES
POST OFFICE BOX 200
ST AGNES SA 5097

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

F L JACK

FINANCIAL YEAR

2023-2024

PROPERTY DESCRIPTION

6/5 RIVER ST / MARDEN SA 5070

ASSESSMENT NUMBER

1904655055

TITLE REF.

(A "+" indicates multiple titles)

CT 6118/951

TAXABLE SITE VALUE

\$425,000.00

AREA

0.0261 HA

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

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

Please Note:

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

ON OR BEFORE

08/05/2024

Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

Visit: www.revenuesa.sa.gov.au
Email: 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**RevenueSA
Locked Bag 555
ADELAIDE SA 5001



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: 2541304

FIRST NATIONAL REAL ESTATE
BURTON GROVES
POST OFFICE BOX 200
ST AGNES SA 5097

DATE OF ISSUE

08/02/2024

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
14451099	F L JACK			
PROPERTY DESCRIPTION				
6/5 RIVER ST / MARDEN SA 5070				
ASSESSMENT NUMBER	TITLE REF.	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
(A "+" indicates multiple titles)				
1904655055	CT 6118/951	\$1,025,000.00	R4 1.000	RE 0.400
LEVY DETAILS:				
		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	414.90
FINANCIAL YEAR		- REMISSION	\$	259.95
2023-2024		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	-204.95
		= AMOUNT PAYABLE	\$	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 08/05/2024



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

Email: 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

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
07/02/2024 01:53PM
6-5 Marden
20240207006036

Certificate of Title

Title Reference CT 6118/951
Status CURRENT
Easement YES
Owner Number 14451099
Address for Notices UNIT 6, 5 RIVER ST MARDEN, SA 5070
Area 261m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

FIONA LOUISE JACK
OF PO BOX 109 WALKERVILLE SA 5081

Description of Land

LOT 6 PRIMARY COMMUNITY PLAN 27898
IN THE AREA NAMED MARDEN
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference TRANSFER (T) 12221581
Dealing Date 30/10/2014
Sale Price \$645,000
Sale Type TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	12221582	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1904655055	CURRENT	Unit 6, 5 RIVER STREET, MARDEN, SA 5070

Notations

Dealings Affecting Title



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
07/02/2024 01:53PM
6-5 Marden
20240207006036

NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
04/09/2013 11:38	12000221	BY-LAWS	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number 1904655055
Type Site & Capital Value
Date of Valuation 01/01/2023
Status CURRENT
Operative From 01/07/2014
Property Location Unit 6, 5 RIVER STREET, MARDEN, SA 5070
Local Government NORWOOD PAYNEHAM & ST PETERS
Owner Names FIONA LOUISE JACK
Owner Number 14451099
Address for Notices UNIT 6, 5 RIVER ST MARDEN, SA 5070
Zone / Subzone HDN - Housing Diversity Neighbourhood
Water Available Yes
Sewer Available Yes
Land Use 1330 - Townhouse - Defined As Home Unit With Both Ground And First Floor Areas
Description 7HDCP V
Local Government Description Residential

Parcels

Plan/Parcel	Title Reference(s)
C27898 LOT 6	CT 6118/951

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$425,000	\$1,025,000			
Previous	\$345,000	\$870,000			



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
07/02/2024 01:53PM
6-5 Marden
20240207006036

Building Details

Valuation Number	1904655055
Building Style	Conventional
Year Built	2013
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Galvanised Iron
Equivalent Main Area	255 sqm
Number of Main Rooms	7

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



Product
Date/Time
Customer Reference
Order ID

Check Search
07/02/2024 01:53PM
6-5 Marden
20240207006036

Certificate of Title

Title Reference: CT 6118/951
Status: CURRENT
Edition: 2

Dealings

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

Priority Notices

NIL

Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
04/09/2013	11/09/2013	12000221	BY-LAWS	FILED	C27898

Registrar-General's Notes

No Registrar-General's Notes exist for this title



Certificate of Title

Title Reference: CT 6118/951
Status: CURRENT
Parent Title(s): CT 6045/423
Dealing(s) Creating Title: ACT 12000220
Title Issued: 17/09/2013
Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
30/10/2014	19/11/2014	12221582	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
30/10/2014	19/11/2014	12221581	TRANSFER	REGISTERED	FIONA LOUISE JACK
30/10/2014	19/11/2014	12221580	DISCHARGE OF MORTGAGE	REGISTERED	11344075
16/02/2010	22/02/2010	11344075	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION

Minutes of Annual General Meeting

Community Corporation 27898 Inc.

5 River Street Marden 5070

Held at Online or by Phone (GoToMeeting)

On

Wednesday 17 August 2022 at 5:30pm

WELCOME

Meeting opened at 5:31pm. All those in attendance were welcomed to the meeting.

The Presiding Officer, M Catalano, presided over the meeting. With the approval of the Corporation, Miranda Bauer of Best Strata assisted the Presiding Officer in the conduct of the meeting and recording the minutes.

A quorum was declared with 5 of the 6 lot holders in attendance in person or by proxy.

ATTENDANCE LIST

Present in Person

Ms H Douglas	Lot 001
Mr M Burne	Lot 002
M Catalano & W Fu	Lot 004
Mr M & Ms L Hay	Lot 005
Ms F Jack	Lot 006

In Attendance

Miranda Bauer representing Best Strata.

DISCLOSURE OF PECUNIARY INTEREST

The Manager advised that it is an offence to not disclose any direct or indirect pecuniary interest in a matter relating to the Corporation. Under the Community Titles Act 1996 (s85), a delegate of a Community Corporation who has a direct or indirect pecuniary interest in any matter to be voted on at the meeting must disclose the nature of the interest to the members present before a vote is taken.

PREVIOUS MINUTES

It was resolved that the minutes of the Annual General Meeting held on 18 August 2021 be accepted as an accurate record of that meeting. All agreed.

It was resolved that the minutes of the Extraordinary General Meeting held on 30 September 2021 be accepted as an accurate record of that meeting. All agreed.

FINANCIAL STATEMENT

It was resolved that the financial statement for the period 1 June 2021 to 31 May 2022 be accepted as an accurate record of the Corporation's current financial position. All agreed.

ELECTION OF OFFICE BEARERS

It was resolved that the following appointments be made for the coming year;

Presiding Officer:	M Catalano
Secretary:	Ms H Douglas
Treasurer:	Mr M Hay

All agreed.

APPOINTMENT OF MANAGER

It was resolved that Best Strata be appointed to assist in the management of the Corporation for the following year. The following fees apply;

Management Fee	\$ 869	per annum (excluding arranging maintenance)
Meeting Fee	\$ 110	for business hours meetings, \$154 for afterhours meetings
Overheads	\$ 2.90	per lot per month
Audit Fee	\$ 110	per annum
Tax Return Preparation	\$ 132	per return
Bank Fees	At cost	

All agreed.

It was resolved that the Presiding Officer be authorised to examine the management agreement and to sign the agreement on behalf of the Corporation. All agreed.

ARM Contractor Compliance

ARM Contractor Compliance is a third party company engaged by Best Strata. The company ensures that any contractor that is sent to the property to carry out any works is properly licensed, insured and holds a valid ABN. The charge is minimal, being approximately \$4.50 per lot per annum. This service is optional, however if the Corporation wishes to opt out of this service, Best Strata will only send quote requests and work orders to a small group of contractors. If the Corporation wishes to use contractors outside of this group, they will need to issue any work orders and quote requests itself.

It was resolved that the Corporation not employ the services of ARM Contractor Compliance to check the credentials of any contractors engaged by the Corporation at the property.

INSURANCE

Section 103 of the Community Titles Act 1996 requires the Community Corporation to keep all buildings and building improvements on the common property insured to their full replacement value.

Section 104 of the Community Titles Act 1996 requires the Community Corporation to keep itself insured against liability in tort to a minimum of \$10 Million (Public Liability), hold fidelity guarantee insurance to a minimum of \$50,000 and any other liability as determined by a special resolution of the Corporation.

The Corporation's current policy details are as follows;

Insurer: Strata Community Insurance
Renewal Date: 15/09/2022

Current Sums Insured are;

Common Property	\$ 215,000.00
Public Liability	\$ 20,000,000.00
Voluntary Workers Personal Acc	\$ 200,000.00
Fidelity Guarantee	\$ 100,000.00
Office Bearers Liability	\$ 250,000.00
Catastrophe	\$ 0.00
Excess on claims: \$500	
Flood cover is included	

It was noted that the most recent valuation was carried out on 13 July 2017 and the replacement value was assessed to be \$215,000 for the common property and \$610,000 per lot for lot owner homes.

Insurance Valuation / Review Sums Insured

The Manager informed the Corporation that it could obtain an insurance valuation to determine replacement value of the common property and individual lots. The estimated cost for this valuation is \$330.

The Corporation declined to have an insurance valuation, and agreed to keep the building sum insured amount at the existing amount at the next renewal date. All agreed.

Catastrophe Cover

The Manager informed the Corporation that Catastrophe cover was available under its insurance policy. The Corporation declined to take out Catastrophe cover. All agreed.

Renewal / Placement

The Manager presented insurance quotes sourced by Surewise Insurance Brokers from CHU Underwriting Agencies Pty Ltd, Strata Unit Underwriting Agency and Strata Community Insurance Agencies Pty Ltd. It was resolved that the Manager arrange for the insurance policy to be placed through Surewise Insurance Brokers, with Strata Community Insurance Agencies Pty Ltd from the next renewal date. All agreed.

Product Disclosure Statement and Financial Services Guide

The Product Disclosure Statement and the Financial Services Guide are available to members of the Corporation by request to the Manager.

Lot Owners Homes

The Corporation's insurance does not cover buildings, building improvements and contents within a lot. Nor does it cover owners' legal liability within a lot. It is the responsibility of the owners to arrange this insurance.

Lot Owners Homes – Evidence of Insurance

Section 106 of the Community Titles Act 1996 states that where a building on a lot is providing an easement of support or shelter, the owner of the lot must insure the buildings on the lot to their full replacement value. The owner of the lot must provide evidence of their building insurance to the Community Corporation upon request.

It was resolved that all owners provide evidence of their insurance cover to the Community Corporation within 30 days of request by the Manager. The Manager is to distribute a request notice with the meeting minutes. All agreed.

MAINTENANCE

Owners are reminded that individual owners and not the Corporation are responsible for all maintenance within a lot. This includes ground maintenance, gutter cleaning, pest inspections and repairs and maintenance of all buildings and building improvements on the lot. The Corporation is only responsible for maintenance of the common property.

Common Property Maintenance

Grounds Maintenance

It was noted that the Corporation does not employ a regular grounds contractor. It was discussed that Mr M Hay attends to grounds maintenance when required. It was suggested that all owners attend a working bee to tidy the common areas of weeds and relay pavers that have lifted. After discussion it was agreed that the working bee take place on Sunday 16th October 2022 starting at 10.00am.

Artificial Grass

It was discussed that City of Norwood, Payneham and St Peters Council have changed their rules and artificial grass is no longer an option for the verge. Council have given property owners 12 months to remove artificial grass and landscape the area. It was noted that in 2016 the Corporation was given approval from the City of Norwood, Payneham and St Peters Council to install artificial grass to the verge. It was agreed that the Presiding Officer contact City of Norwood, Payneham and St Peters Council to ascertain if the approval granted to the Corporation will supersede Councils new rules and the artificial grass can remain. Presiding Officer to advise all owners and Manager of the outcome.

Safety Mirror

At the previous Annual General Meeting it was noted that the safety mirror on the driveway was broken. It was agreed that Mr M Hay would replace the mirror, expenditure limit of \$250.00. The Manager advised that Mr M Hay purchased a replacement safety mirror in September 2021 and was reimbursed \$44.50 in February 2022.

Pavers

At the previous Annual General Meeting Mr Catalano reported that he was attending to the subsidence occurring in the pavers. It was noted that there is a sump at the rear of the driveway but not one adjacent to Units 5 and 6, nor one near the entrance, and water was pooling in both those areas. Owners agreed that Mr M Hay would conduct remedial work as he deemed necessary. Mr M Hay advised that he had made a run off area to rectify the issue. It was noted there is still an area on the driveway past unit 6 that pools with water, this will be addressed at the working bee.

Lot Maintenance

Although owners are responsible for maintenance within their lot, sometimes it is beneficial to arrange maintenance collectively.

Gutter Cleaning

It was noted that gutter cleaning is the responsibility of the respective owner.

Pest Inspection

It was noted that damage caused by termites was not an insured event in terms of building insurance policies. It was noted that the last pest inspection was carried out by ARL Environmental Pest Prevention Services in September 2021.

The Corporation declined to have the lots inspected for termite activity this year.

BUDGET

Contributions

The Manager presented a budget estimate for the coming year and recommended that the administration levy remain at \$3,240.00 per annum and the sinking fund levy remain at \$600.00 per annum.

After discussion it was resolved that annual contributions remain as follows;

Administration Fund Contribution	\$3,240.00
Sinking Fund Contribution	\$ 600.00
Total Contribution	\$3,840.00

The contribution is payable quarterly, divided equally and will commence on 1 October 2022. All agreed.

The Manager advised that if Corporation funds are insufficient to cover Corporation outgoings throughout the year a special levy will be raised.

Forward Budget

The Manager presented a forward budget to the Corporation pursuant to Section 113 of the Community Titles Act 1996 which requires the Community Corporation to present a statement of proposed non-recurrent expenditure at each Annual General Meeting.

POLICIES & APPROVALS

The Manager advised that if an owner wishes to apply to the Corporation at any time other than the Annual General Meeting for an approval of any kind, for which a meeting is to be arranged, that owner, and not the Corporation, would be responsible for paying the meeting fee.

OTHER BUSINESS

Street Parking

It was discussed that cars parking on the street in front of the property are making it difficult for exiting vehicle's to see oncoming traffic. It was suggested that installing a mirror across the street may assist. It was agreed that the Presiding Officer will discuss options with the local Council.

Driveway Exit

It was discussed that on occasion residents entering the property have had to reverse back onto River Street as another resident is exiting the property. Due to the danger of reversing onto River Street it was agreed that vehicles entering the property have right of way over vehicles exiting the property. If you are exiting the property and a vehicle pulls in you are to reverse as needed to allow access to the entering vehicle.

NEXT ANNUAL GENERAL MEETING

The tentative date for the next Annual General Meeting is Wednesday 16 August 2023 at 5:30pm at Online or by Phone (GoToMeeting).

CLOSURE

Owners were thanked for their attendance.

The meeting was closed at 6.22pm

Minutes of Annual General Meeting

Community Corporation 27898 Inc. 5 River Street Marden 5070

Held at Online or by Phone (GoToMeeting)

On

Wednesday 16 August 2023 at 5:30pm

WELCOME

Meeting opened at 5:30pm. All those in attendance were welcomed to the meeting.

With the approval of the Corporation, Hamish Watson of Best Strata assisted the Presiding Officer in the conduct of the meeting and recording the minutes. A quorum was declared with 4 of the 6 lot holders in attendance in person or by proxy.

ATTENDANCE LIST

Present in Person

Ms H Douglas	Lot 001
Mr M & Ms L Hay	Lot 005
Ms F Jack	Lot 006

Present by Proxy

M Catalano & W Fu	Lot 004
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In Attendance

Hamish Watson representing Best Strata.

DISCLOSURE OF PECUNIARY INTEREST

The Manager advised that it is an offence to not disclose any direct or indirect pecuniary interest in a matter relating to the Corporation. Under the Community Titles Act 1996 (s85), a delegate of a Community Corporation who has a direct or indirect pecuniary interest in any matter to be voted on at the meeting must disclose the nature of the interest to the members present before a vote is taken.

PREVIOUS MINUTES

It was resolved that the minutes of the Annual General Meeting held on 17 August 2022 be accepted as an accurate record of that meeting. All agreed.

FINANCIAL STATEMENT

It was resolved that the financial statement for the period 1 June 2022 to 31 May 2023 be accepted as an accurate record of the Corporation's current financial position. All agreed.

ELECTION OF OFFICE BEARERS

It was resolved that the following appointments be made for the coming year;

Presiding Officer:	Mr M Catalano
Secretary:	Mr M Byrne
Treasurer:	Mr M Hay

All agreed.

MANAGEMENT COMMITTEE

It was resolved that the management committee shall consist of;

Mr M Burne	Lot 002
M Catalano	Lot 004
Mr M Hay	Lot 005

All agreed.

Please Note: The management committee does not have the power to do anything for which a special or unanimous resolution of the Community Corporation is required [section 92(4) of the Community Titles Act 1996].

APPOINTMENT OF MANAGER

It was resolved that Best Strata be appointed to assist in the management of the Corporation for the following year. The following fees apply;

Management Fee	\$ 869	per annum
Meeting Fee	\$ 165	*see rates below
Overheads	\$ 3.30	per lot per month
Audit Fee	\$ 140	per annum
Tax Return Preparation	\$ 165	per return
Bank Fees	At cost	

All agreed.

It was resolved that the Presiding Officer be authorised to examine the management agreement and to sign the agreement on behalf of the Corporation. All agreed.

ARM Contractor Compliance

ARM Contractor Compliance is a third party company engaged by Best Strata. The company ensures that any contractor that is sent to the property to carry out any works is properly licensed, insured and holds a valid ABN. The charge is minimal, being approximately \$5.50 per lot per annum. This service is optional, however if the Corporation wishes to opt out of this service, Best Strata will only send quote requests and work orders to a small group of contractors. If the Corporation wishes to use contractors outside of this group, they will need to issue any work orders and quote requests itself.

It was resolved that the Corporation not employ the services of ARM Contractor Compliance to check the credentials of any contractors engaged by the Corporation at the property.

INSURANCE

Section 103 of the Community Titles Act 1996 requires the Community Corporation to keep all buildings and building improvements on the common property insured to their full replacement value.

Section 104 of the Community Titles Act 1996 requires the Community Corporation to keep itself insured against liability in tort to a minimum of \$10 Million (Public Liability), hold fidelity guarantee insurance to a minimum of \$50,000 and any other liability as determined by a special resolution of the Corporation.

The Corporation's current policy details are as follows;

Insurer:	Strata Community Insurance
Policy Number:	SOAI21000134
Renewal Date:	15/09/2023

Current Sums Insured are;

Common Property	\$ 215,000.00
Public Liability	\$ 20,000,000.00
Voluntary Workers Personal Acc	\$ 200,000.00
Fidelity Guarantee	\$ 100,000.00
Office Bearers Liability	\$ 250,000.00
Catastrophe	\$ 0.00
Excess on claims: \$500	
Flood is included	

It was noted that the most recent valuation was carried out on 13 July 2017 and the replacement value was assessed to be \$215,000 for the common property and \$610,000 per lot for lot owner homes.

Insurance Valuation / Review Sums Insured

The Manager informed the Corporation that it could obtain an insurance valuation to determine replacement value of the common property and individual lots. The estimated cost for this valuation is \$330.

The Corporation declined to have an insurance valuation, and agreed to keep the common property sum insured amount at the existing amount at the next renewal date. All agreed.

Catastrophe Cover

The Manager informed the Corporation that Catastrophe cover was available under its insurance policy. The Corporation declined to take out Catastrophe cover. All agreed.

Renewal / Placement

The Manager advised that it was still too far away from the insurance policy renewal date to obtain quotes. It was agreed that the Manager arrange quotes through Surewise Insurance Brokers closer to the renewal date and forward the quotes to the Presiding Officer (cc management committee) for a decision. All agreed.

Product Disclosure Statement and Financial Services Guide

The Product Disclosure Statement and the Financial Services Guide are available to members of the Corporation by request to the Manager.

Lot Owners Homes

The Corporation's insurance does not cover buildings, building improvements and contents within a lot. Nor does it cover owners' legal liability within a lot. It is the responsibility of the owners to arrange this insurance.

Lot Owners Homes – Evidence of Insurance

Section 106 of the Community Titles Act 1996 states that where a building on a lot is providing an easement of support or shelter, the owner of the lot must insure the buildings on the lot to their full replacement value. The owner of the lot must provide evidence of their building insurance to the Community Corporation upon request.

It was resolved that all owners provide evidence of their insurance cover to the Community Corporation within 30 days of request by the Manager. The Manager is to distribute a request notice with the meeting minutes. All agreed.

MAINTENANCE

Owners are reminded that individual owners and not the Corporation are responsible for all maintenance within a lot. This includes ground maintenance, gutter cleaning, pest inspections and repairs and maintenance of all buildings and building improvements on the lot. The Corporation is only responsible for maintenance of the common property.

Common Property Maintenance

Grounds Maintenance

It was agreed that the Management Committee would organise a working bee for maintenance of common grounds, paving etc. It was further agreed that owners could be reimbursed reasonable costs by approval from the Management Committee on presentation of invoices/receipts for materials or other costs.

Lot Maintenance

Gutter Cleaning

It was noted that gutter cleaning is the responsibility of the respective owner.

Pest Inspection

It was noted that damage caused by termites was not an insured event in terms of building insurance policies.

It was noted that the last pest inspection was carried out by ARL Environmental Pest Prevention Services in 2021. No termite activity was found.

It was resolved that the Manager arrange for a termite inspection to be carried out at the property. The estimated cost is \$99 per lot. All agreed.

BUDGET

Contributions

The Manager presented a budget estimate for the coming year and recommended that the administration levy increase to \$3,365 per annum (from \$3,240) and the sinking fund levy remain at \$600 per annum.

After discussion it was resolved that annual contributions be as follows;

Administration Fund Contribution	\$ 3,365.00
Sinking Fund Contribution	\$ 600.00
Total Contribution	\$ 3,965.00

The contribution is payable quarterly, divided equally and will commence on 1 October 2023. All agreed.

The Manager advised that if Corporation funds are insufficient to cover Corporation outgoings throughout the year a special levy will be raised.

Forward Budget

The Manager presented a forward budget to the Corporation pursuant to Section 113 of the Community Titles Act 1996 which requires the Community Corporation to present a statement of proposed non-recurrent expenditure at each Annual General Meeting.

There is no proposed non-recurrent expenditure for the next 3 years.

POLICIES & APPROVALS

The Manager advised that if an owner wishes to apply to the Corporation at any time other than the Annual General Meeting for an approval of any kind, for which a meeting is to be arranged, that owner, and not the Corporation, would be responsible for paying the meeting fee.

OTHER BUSINESS

The following was noted from the 2022 annual general meeting minutes;

ARTIFICIAL GRASS

It was discussed that city of Norwood, Payneham and St Peters council have changed their rules and artificial grass is no longer an option for the verge. Council have given property owners 12 months to remove artificial grass and landscape the area. It was noted that in 2016 the corporation was given approval from the city of Norwood, Payneham and St Peters council to install artificial grass to the verge. It was agreed that the presiding officer contact city of Norwood, Payneham and St Peters council to ascertain if the approval granted to the corporation will supersede councils new rules and the artificial grass can remain.

It was agreed that the Manager would follow up with the Presiding Officer and advise all owners of the outcome.

NEXT ANNUAL GENERAL MEETING

The tentative date for the next Annual General Meeting is Wednesday 14 August 2024 at 5:30pm at Online or by Phone (GoToMeeting).

CLOSURE

Owners were thanked for their attendance.

The meeting was closed at 6:05pm.

BUDGET											
COMMUNITY CORPORATION 27898 INC.											
5 RIVER STREET, MARDEN											
Year Ending 31 May 2024											
RECEIPTS & PAYMENTS	Administration Fund					Sinking Fund					TOTAL
	Q1 Jun-Aug	Q2 Sep-Nov	Q3 Dec-Feb	Q4 Mar-May	Total	Q1 Jun-Aug	Q2 Sep-Nov	Q3 Dec-Feb	Q4 Mar-May	Total	Total
RECEIPTS											
Admin Or Sinking Fund Levy	810	860	860	860	3,390	150	150	150	150	600	3,990
Special Levy					0					0	0
Levy Arrears					0					0	0
Levy Advances	(378)				(378)					0	(378)
Interest Received					0					0	0
Total Receipts	432	860	860	860	3,012	150	150	150	150	600	3,612
PAYMENTS											
Administration											
Audit		140			140						140
Bank Charges	15	15	15	15	60						60
Disbursements and Overheads	59	59	59	59	238						238
Meeting Fees	165				165						165
Management Fees	235	235	235	235	939						939
Insurance											
Insurance Premium	1,329				1,329						1,329
Insurance Valuation											
Services											
Grounds Maintenance											
Gutter Cleaning											
Pest Control											
Trades Monitor Compliance											
Tax											
Income Tax Return Preparation		165			165						165
Income Tax Payment / Refund											
Utilities											
Electricity Charges											
Water Charges											
Repairs And Maintenance											
Building Maintenance (prov)	50	50	50	50	200						200
Plumbing Maintenance (prov)	50	50	50	50	200						200
Future Works											
Fencing											
Gutter Repairs/Replacement											
Bitumen/Concreting											
Termite Baiting System						4,400				4,400	4,400
Total Payments	1,903	714	409	409	3,435	4,400	0	0	0	4,400	7,835
Surplus (Deficit)	(1,471)	146	451	451	(423)	(4,250)	150	150	150	(3,800)	(4,223)
CASH FLOW SUMMARY											
Opening Balance	4,810	3,339	3,485	3,936	4,810	4,650	400	550	700	4,650	9,460
Receipts	432	860	860	860	3,012	150	150	150	150	600	3,612
Payments	1,903	714	409	409	3,435	4,400	0	0	0	4,400	7,835
Transfer between funds					0	0	0	0	0	0	0
Closing Balance	3,339	3,485	3,936	4,386	4,386	400	550	700	850	850	5,236

Note. Special Levy will need to be raised if any major maintenance works are agreed on.

BUDGET

COMMUNITY CORPORATION 27898 INC.
5 RIVER STREET, MARDEN
Year Ending 31 May 2024

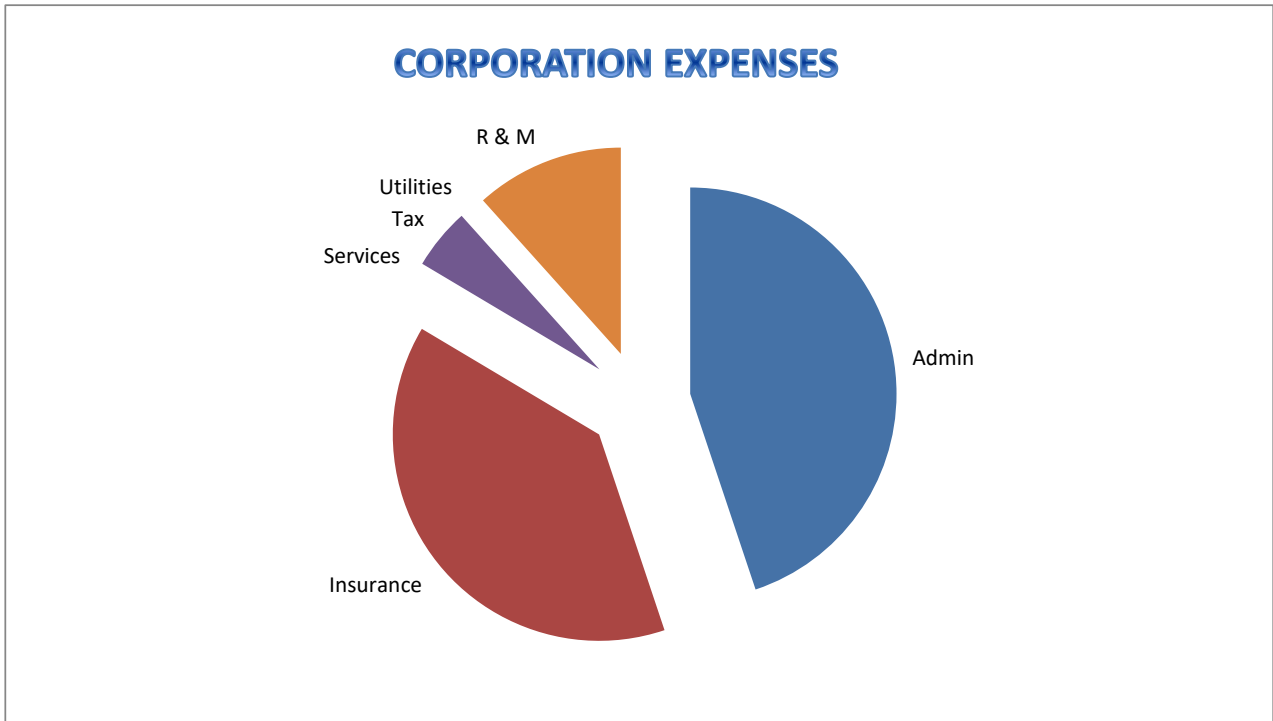
LEVY CALCULATION

Total Unit Entitlement 10,000
 Mode of Division EQUAL
 Number of Units 6

	Current		Proposed		One-off Special
	Admin	Sinking	Admin	Sinking	
Annual Levy	3,240	600	3,440	600	

Quarterly Levy By Lot

Lot	Unit	Entitlement	Current		Proposed		One-off Special
			Admin	Sinking	Admin	Sinking	
001	1	1670	135.00	25.00	143.33	25.00	-
002	2	1665	135.00	25.00	143.33	25.00	-
003	3	1666	135.00	25.00	143.33	25.00	-
004	4	1666	135.00	25.00	143.33	25.00	-
005	5	1666	135.00	25.00	143.33	25.00	-
006	6	1667	135.00	25.00	143.33	25.00	-
		10000	810.00	150.00	860.00	150.00	-





T 08 8431 2287

F 08 8311 5225

E info@beststrata.com.au

Unit 2, 188 Fullarton Road Dulwich SA 5065

PO Box 229 Fullarton SA 5063

ABN 84 945 930 989

www.beststrata.com.au

8 February 2024

FIRST NATIONAL REAL ESTATE BURTON GROVES
1332 NORTH EAST ROAD
TEA TREE GULLY SA 5091

Dear Sir / Madam,

**RE: SECTION 139 STATEMENT
COMMUNITY CORPORATION 27898 INC. - LOT 006**

Please find attached the Section 139 statement for lot 006, 5 River Street Marden and related documents.


There is currently \$165.20 outstanding on the account. The next quarterly levy will be due for payment on 01 April 2024.

When settlement is finalised, could you please advise us of the new unit owner's details. A lot owner update form is enclosed for you to use.

Please contact me if you have any queries regarding the attached statement.

Yours sincerely,

Hamish Watson
Body Corporate Manager
hamish.watson@beststrata.com.au

PURPOSE: PRIMARY COMMUNITY MAP REF: 6628/39/Q LAST PLAN: D81285	AREA NAME: MARDEN COUNCIL: THE CORPORATION OF THE CITY OF NORWOOD PAYNEHAM AND ST. PETERS DEVELOPMENT NO: 155/C010/12/001/35682	APPROVED: ANGELA WESTTHORP 26/07/2013 DEPOSITED: SEAN FROST 10/09/2013	 <h1 style="margin: 0;">C27898</h1> SHEET 1 OF 3 <small>35540_text_01_v04_Version_4</small>
--	---	---	---

AGENT DETAILS: RICHARD RETALLACK PO BOX 154 DAW PARK SA 5041 PH: (08) 83570428 FAX: (08) 83578438 AGENT CODE: RIRE REFERENCE: R11010RPD	SURVEYORS CERTIFICATION: I Richard Alan Retallack , a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996 25th day of July 2013 Richard Retallack Licensed Surveyor
--	---

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	6045	423		ALLOTMENT(S)	300	D	81285 ADELAIDE		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
EXISTING		SHORT	EASEMENT(S)	F	FOR DRAINAGE PURPOSES	1-6.COMMON PROPERTY	RTC11193288

ANNOTATIONS: THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 27 / 06 / 2013

LOCATION PLAN

C27898

SHEET 2 OF 3

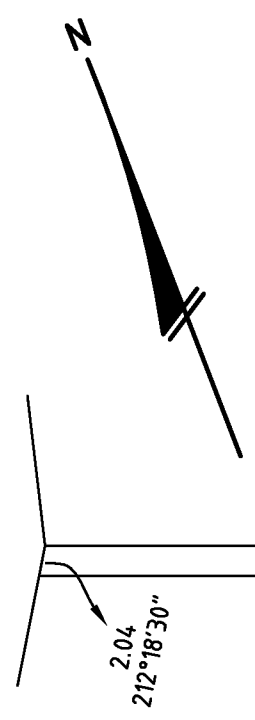
35540_pland_1_V02_Version_4

BEARING DATUM: ① - ② 201°05'
 DERIVATION: D81285 ADOPTED

TOTAL AREA: 2073m²

D81285

D24378

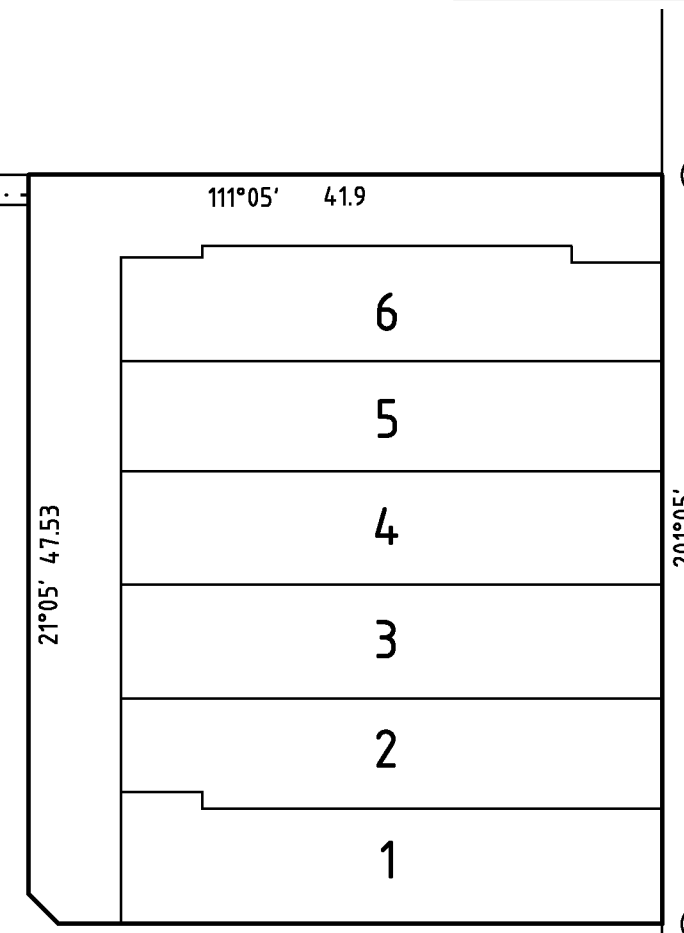


111°05'
119.65

F

VIDE ENLGT E3

D81285



① STREET

②

RIVER

BATTAMS ROAD

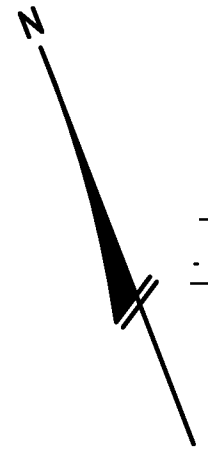
RICHARD RETALLACK
 LICENSED SURVEYOR
 PO BOX 154 DAW PARK SA 5041
 P (08) 8357 0428 F (08) 8357 8438
 M 0488 663360 E retallack_office@bigpond.com
 REF : R11010RPD Rev C



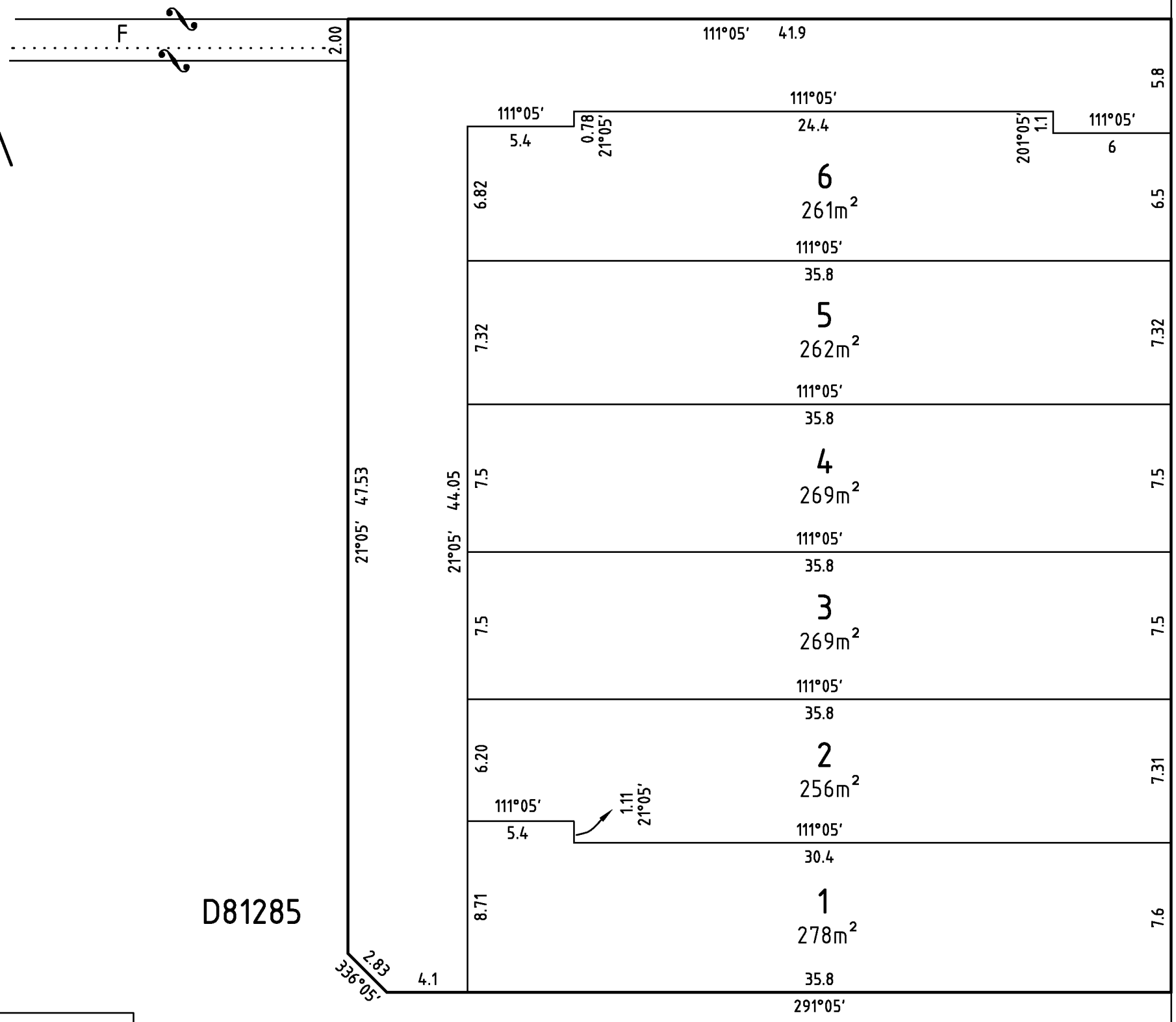
C27898

SHEET 3 OF 3

35540_pland_2_V02_Version_4



D81285

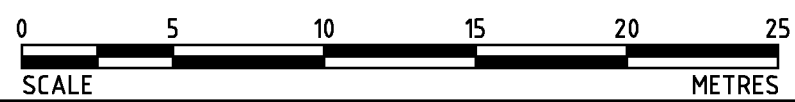


STREET

RIVER

D81285

ENLARGEMENT E3



RICHARD RETALLACK
 LICENSED SURVEYOR

PO BOX 154 DAW PARK SA 5041
 P (08) 8357 0428 F (08) 8357 8438
 M 0488 663360 E retallack_office@bigpond.com
 REF : R11010RPD Rev C

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER
C 27898

SHEET *1* OF *1*

ACCEPTED *[Signature]*

PRO REGISTRAR-GENERAL *10/9/13*

DEV. No. *155 : 0010 : 12*

APPLICATION *ACT 12000220*

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
1	1670	
2	1665	
3	1666	
4	1666	
5	1666	
6	1667	
AGGREGATE	10,000	

CERTIFICATE OF LAND VALUER

I, GEOFFREY PAUL KURTZE
 being a land valuer within the meaning of the
 Land Valuers Act 1994 certify that this
 schedule is correct for the purposes of the
 Community Titles Act 1996

Dated the 29th day of AUGUST 2013

[Signature]
 Signature of Land Valuer

STATEMENT PURSUANT TO SECTION 139 (Community Titles Act 1996)**REQUESTED BY: NAME** FIRST NATIONAL REAL ESTATE BURTON GROVES**ADDRESS** 1332 NORTH EAST ROAD, TEA TREE GULLY SA 5091**RE :** COMMUNITY CORPORATION 27898 INC.**UNIT NUMBER & ADDRESS :** 006/5 RIVER STREET, MARDEN SA 5070**OWNER(S)** FIONA JACK**PART 1 : FINANCIAL DETAILS****1.1 LOT ENTITLEMENT**

Lot Entitlement = 1667

Total of all Entitlements = 10000

1.2 MAINTENANCE CONTRIBUTIONS

Levies Payable	Amount	Paid To	Frequency
Admin. Levy	\$140.20	31/12/2023	QUARTERLY
Sinking Levy	\$25.00	31/12/2023	QUARTERLY

1.3 ARREARS

Levies	Due as at 08/02/2024	Charged but due after 08/02/2024
Admin. Levy	\$140.20	\$0.00
Sinking Levy	\$25.00	\$0.00
Other Levies	\$0.00	\$0.00
Interest **	\$0.00	\$0.00
Accounting Fee	\$0.00	\$0.00
Amount Due	\$165.20	\$0.00

** (NB: Interest accrues daily at 10 % per annum)

1.4 EXPENDITURE BY THE COMMUNITY CORPORATION(a) Incurred by the Corporation to which the unit holder must or is likely to be required to contribute:
REFER MINUTES

(b) Resolved by the Corporation to incur, to which the unit holder must or is likely to be required to contribute :

1.5 ASSETS AND LIABILITIES OF THE CORPORATION

(a) Fund Name :BEST STRATA CLIENTS TRUST ACCOUNT

(b) Held at :NATIONAL AUSTRALIA BANK Adelaide 0

(c) Sum standing to the credit of fund : \$9,967.88

(d) Amount committed to expenses \$ _____ incurred for REFER MINUTES

(e) Amount earmarked for future expenses \$ _____ purpose REFER MINUTES

(f) Particulars of other assets. All those defined as common property upon the land :

(g) Amount held in external account \$ _____

(h) Liabilities (excluding those above as described in 1.2 herein)

Water Payment Method: Owners Pay Individually

Type Of Cover	Sum Insured	Policy Number	Excess	Expiry Date
COMMON PROPERTY	\$215,000.00	SOAI21000134	\$500.00	15/09/2024
PUBLIC LIABILITY	\$20,000,000.00	SOAI21000134	\$0.00	15/09/2024
VOLUNTARY WORKERS PERSONAL ACC	\$200,000.00	SOAI21000134	\$0.00	15/09/2024
FIDELITY GUARANTEE	\$100,000.00	SOAI21000134	\$0.00	15/09/2024
OFFICE BEARERS LIABILITY	\$250,000.00	SOAI21000134	\$0.00	15/09/2024
CATASTROPHE	\$0.00	SOAI21000134	\$0.00	15/09/2024

PART 3 : DOCUMENTS SUPPLIED

- Minutes of General & Committee Meetings of the Corporation for the last two years.
- Details of any special or unanimous resolutions affecting the unit or common property passed in the last five (5) years (excluding those contained in (a) above)
- Statement of Accounts of the Corporation last prepared
- All current policies of insurance taken out by the Corporation
- The Corporation Plan
- The Corporation Bylaws

PART 4 : DOCUMENT INSPECTION

The Corporation's records are available for inspection at BEST STRATA, UNIT 2, 188 FULLARTON ROAD DULWICH SA 5065 on any working day between 10.00am and 4.00pm. Phone (08) 8431 2287 to make an appointment.

REFER MINUTES

Statement Dated 08/02/2024

Signed for and on behalf of COMMUNITY CORPORATION 27898 INC.

HAMISH WATSON

BODY CORPORATE MANAGER

Please Note : Conveyancer's attention is drawn to the following :

The Community Titles Act requires that :-

- 1.1 A lot owner immediately notify the Body Corporate of change of ownership of a unit so that s135 "(1) A community corporation must maintain a register of the names of the owners of the community lots which shows the last address known to the corporation of each owner. (2) A corporation must keep a record of the information used to compile the register for the period required by the regulations." Can be complied with.
- 1.2 S114(7) "Payment of a contribution, instalment or interest in enforceable jointly and severally against the owner or owners of the lot and the subsequent owner or owners of the lot.
(8) A contribution, instalment or interest may be recovered as a debt."
(12) An amount paid by a person under this section is not recoverable by the person from the corporation when he or she ceases to be the owner of the lot.
- 1.3 This statement is issued on the basis that any payment by the unit holder by cheque or other instrument will be honored at the first presentation. i.e. : if the cheque bounces, the owners financial details in 1.2/1.3 will be wrong.

This Statement does not take into account any decisions or transactions of the Corporation at or subsequent to the issue of this statement.

BEST STRATA

ABN 84 945 930 989

UNIT 2, 188 FULLARTON ROAD
DULWICH SA 5065
Phone: (08) 8431 2287
Fax: (08) 8311 5225

**PLEASE COMPLETE AND RETURN WHEN SETTLEMENT IS FINALISED
ANY OUTSTANDING ACCOUNTS MUST BE FINALISED AT SETTLEMENT**

UNIT OWNER UPDATE

(to be filled in only for new owners)

**COMMUNITY CORPORATION 27898 INC.
006/5 RIVER STREET, MARDEN SA 5070**

SETTLEMENT DATE _____ / ____ / 20____

UNIT OWNER/S NAME _____

UNIT OWNER/S ADDRESS _____

DATE & PLACE OF BIRTH _____ (COMPANY TITLES ONLY)

CONTACT DETAILS HOME _____ WORK _____

MOBILE _____ EMAIL _____

CORRESPONDENCE TO OWNER / AGENT _____ ACCOUNTS TO OWNER / AGENT (please circle)

Will this unit be rented Yes / No , if Yes then please complete the details below

RENTAL MANAGER/AGENTS (if applicable) _____

ADDRESS _____

CONTACT PERSON _____

CONTACT DETAILS HOME _____ WORK _____

MOBILE _____ EMAIL _____

TENANT NAMES _____

CONTACT DETAILS HOME _____ WORK _____

MOBILE _____ EMAIL _____

CONVEYANCER ACTING ON BEHALF OF VENDOR _____

CONVEYANCER ACTING ON BEHALF OF PURCHASER _____

Thank you for your assistance in keeping our records up-to-date.

RESOLUTIONS

COMMUNITY CORPORATION NO 27898 INC.
at 5 RIVER STREET, MARDEN SA 5070

Best Strata commenced management on the 12th of May 2015. No information was provided on resolutions prior to our management

Date of Meeting	Details
02/07/2015	<p><u>Policy - Overdue Contributions Interest & Fees</u> It was resolved that if an account remains overdue for 31 days, the unit owner will be required to pay interest to the corporation at the rate of 10% per annum calculated from the due date until payment And that any expenses, costs or disbursements incurred by the community corporation in recovering any outstanding monies including debt collection agency fees and solicitor's costs shall be recoverable from the unit owner. All agreed.</p> <p>The manager advised that Best Strata will charge an overdue account fee of \$11 to an owner when their account is 31 days overdue and a reminder account is sent. Best Strata will charge a debt recovery transfer fee of \$33 to an owner in the event of their account being transferred to a debt collection agency.</p> <p><u>Pet approvals</u> It was noted that the corporation By-Laws allowed owners to keep one cat and or one small dog on a community lot. Any additional pets require corporation approval. The following owners were granted approval to keep pets;</p> <p>Mr K Niehus, lot 3, approval granted to keep 2 cats Mr M Burne, lot 2, approval granted to keep snakes Ms F Jack, lot 6, approval granted to keep 1 large sized dog Ms H Douglas, Lot 1, approval granted to keep 1 medium sized dog.</p>
30/06/2016	<p><u>Security Doors</u> It was resolved that blanket approval be granted for the installation of security doors provided they are harmonious with the appearance of the property. All agreed.</p>
29/06/2017	<p><u>No Resolutions</u></p>
02/08/2018	<p><u>No Resolutions</u></p>
01/08/2019	<p><u>No Resolutions</u></p>
12/08/2020	<p><u>No Resolutions</u></p>
18/08/2021	<p><u>Solar Panels</u> Correspondence was received from the owner of Lot 003 on 17 August 2021, requesting permission to install 18 solar panels on her roof and garage. It was decided that there was insufficient information for the Corporation to make a decision on the matter, and the Manager would request further information from the owner.</p>

30/09/2021 (EGM)	<u>Solar Panels Lot 3</u> It was resolved by special resolution that the owner of Lot 3 be granted approval to install 7 solar panels on the garage roof and 11 on the roof above Lot 3. The works must be carried out by a properly licensed contractor. The owner is responsible to make good any damage to the roof or common property and remains responsible for maintenance of the system. 4 votes in favour, zero votes against, motion carried.
17/08/2022	<u>No Resolutions</u>
16/08/2023	<u>No Resolutions</u>



Contribution Levy Invoice

Approved

Property Reference Number 999990104
Date & Time: 12:02:07 PM 08 Feb 2024
Amount **\$66.99**
Transaction Result **Approved**
Receipt Number 109127
Paid by 456480...994

[Make Another Payment](#) [Print Receipt](#) [Close](#)



Orig. LF 12000221



11:38 4-Sep-2013

2 of 2

Fees: \$0.00

LANDS TITLES REGISTRATION
 OFFICE
 SOUTH AUSTRALIA

**LODGEMENT FOR FILING UNDER
 THE COMMUNITY TITLES ACT 1996**

FORM APPROVED BY THE REGISTRAR-GENERAL

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

LF
Series No.
2

BELOW THIS LINE FOR AGENT USE ONLY

AGENT CODE

Lodged by: BAIL & ROBAZZA RLB1(495)

Correction to: BAIL & ROBAZZA RLB1(495)

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

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

17:09 06/09/2013 02-016249
 REGISTRATION FEE \$133.00
 TRANSACTION FEE \$15.00

PICK-UP NO.	RDA1197024
CP	27898

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

ITEM(S)	AGENT CODE

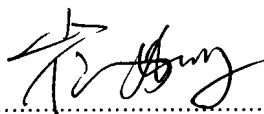
CORRECTION	PASSED
REGISTERED 10/9/2013 	
REGISTRAR-GENERAL	

TERMS OF INSTRUMENT NOT
CHECKED BY THE LANDS TITLES OFFICE

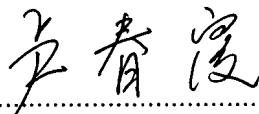
BY-LAWS
Development No. 155 : C010 : 12 : 001

Dated this **28th** day of **AUGUST** 2013.

EXECUTED by
CUI INVESTA PTY. LTD.
pursuant to Section 127 of the Corporations Act 1991*

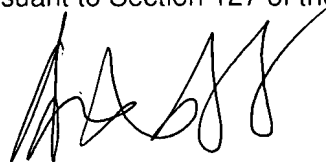


.....
Signature of **WEIZHOU CUI**
Director, CUI INVESTA PTY. LTD.



.....
Signature of **CHUNXIA LU**
Director/Secretary, CUI INVESTA PTY. LTD.

EXECUTED by
RAPID PROPERTY DEVELOPMENTS PTY. LTD.
pursuant to Section 127 of the Corporations Act 1991*



.....
Signature of **JOHNSON WEI HAN EE**
Sole Director/Secretary
RAPID PROPERTY DEVELOPMENTS PTY. LTD.

BY-LAWS

COMMUNITY PLAN NO. 27898

5 RIVER STREET
MARDEN SA 5070

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


.....
D.D. ROBAZZA, Registered Conveyancer
196 Hutt Street, Adelaide SA 5000

TERMS OF INSTRUMENT NOT
CHECKED BY THE LANDS TITLES OFFICE

BY-LAWS
Development No. 155 : C010 : 12 : 001

INDEX

- 1. Administration, Management and Control of Common Property.....3
- 2. Use and enjoyment of the Common Property.....3
- 3. Use and enjoyment of Community Lots.....3
- 4. Structural Alterations3
- 5. Maintenance and Repair3
- 6. Occupier's obligation to maintain the lot in good condition4
- 7. Restriction on short-term leases4
- 8. Disturbances.....4
- 9. Insurance by Community Corporation5
- 10. Building Insurance5
- 11. Public Liability Insurance5
- 12. Assignment of Insurance Responsibilities5
- 13. Water Consumption Charges6
- 14. Pets6
- 15. Scope of Common Property6
- 16. Internal Fencing.....6
- 17. Exemption from certain requirements of the Act.....7
- 18. Display of Advertisements7
- 19. The owner of a lot must immediately notify the Corporation of.....7
- 20. Offence7
- 21. Community Corporation's Right to Recover Money7
- 22. Occupiers duties to be carried out by the owner in certain cases8
- 23. Statutory Services8
- 24. Interpretation8

COMMUNITY TITLES ACT, 1996

BY-LAWS OF COMMUNITY SCHEME 5 RIVER STREET MARDEN SA 5070

[The terms of these By-Laws are binding on the Community Corporation, the owners and occupiers of the community lots comprising the scheme and persons entering the community parcel. These By-Laws may only be amended or revoked by special resolution of the Community Corporation in accordance with Section 39 of the Community Titles Act, 1996].

1. Administration, Management and Control of Common Property

The Community Corporation is responsible for the control, management, use and maintenance of the Common Property.

2. Use and Enjoyment of the Common Property

The Common Property is, subject to the Act and these By-Laws, for the access of residents in the Community Scheme and their visitors.

3. Use and Enjoyment of the Community Lots

- 3.1. A person may use a lot for residential purposes and for other purposes that are normally incidental or ancillary to the use of land for residential purposes but must not use the lot for any other purpose unless the use has been approved by the corporation.
- 3.2. Alterations to the exterior of the buildings must be harmonious and sympathetic to the design and concept of the development as a whole.
- 3.3. The installation of external awnings, security doors, security windows and roller doors must be of a uniform type and colour scheme to the development as a whole.

4. Structural Alterations

A person must not make a structural addition or alteration to a lot or carry out other building work on a lot without the approval of the corporation given by special resolution.

5. Maintenance and Repair

- 5.1. The owner of a lot must maintain and keep in good repair, buildings, fences and other structural improvements to the lot (including paintwork and external finishes).
- 5.2. The owner of a lot must ensure that there are not more than 2 trees exceeding 6 metres in height growing on the lot.

**TERMS OF INSTRUMENT NOT
CHECKED BY THE LANDS TITLES OFFICE****BY-LAWS**

Development No. 155 : C010 : 12 : 001

5.3. If the corporation is of the opinion that a tree growing on a lot may cause a nuisance or hazard to any person, or may cause structural damage to any building or structure on the lot, the corporation may, by notice in writing given personally or by post to the owner, require the owner to have the tree removed.

5.4. The owner must comply with a requirement under By-Law 5.3.

6. Occupier's obligation to maintain the lot in good condition

6.1. The occupier of a lot must keep the lot in a clean and tidy condition.

6.2. The occupier must properly maintain lawns and gardens in the lot.

6.3. The occupier of a lot must –

6.3.1. Store garbage in an appropriate container that prevents the escape of unpleasant odours; and

6.3.2. Comply with any requirements of a council, health or environment authority for the disposal of garbage.

6.4. The occupier of a lot must not –

6.4.1. Bring or accept objects or materials on to the site of a kind that are likely to cause justified offence to other members of the corporation community.

6.4.2. Allow refuse to accumulate so as to cause justified offence to others.

6.5. The occupier of a lot used for residential purposes must not without the consent of the corporation use or store on the lot any explosive, noxious or other dangerous substances.

7. Restriction on short-term leases

7.1. The owner of a lot must not, without the corporation's authorisation, lease the lot, or grant a right of occupation in respect of the lot for valuable consideration, for a period of less than 2 months.

8. Disturbances

8.1. The owner of a community lot must not engage in conduct that unreasonably disturbs the occupier of another community lot or others who are lawfully on a community lot or the Common Property.

8.2. The owner of a community lot must ensure, as far as practicable, that persons who are brought or allowed on to the community lot or the Common Property by the owner do not engage in conduct that unreasonably disturbs the occupier of another community lot or others who are lawfully on a community lot or the Common Property.

- 8.3. In particular the occupier of a lot must ensure that noise emission from the lot, or from the area adjacent to the lot where invitees or the occupier are gathered for a party or other social occasion, is kept to a level where it will not disturb the occupants of other lots between the hours of 12pm at night and 7am the following morning.

9. Insurance by Community Corporation

- 9.1. The Community Corporation shall effect such insurance as is required by Sections 103 and 104 of the Act but subject to the provisions of By-Law 12 hereunder shall not be responsible for insuring buildings and other improvements on individual community lots.
- 9.2. An owner or occupier of a community lot must not, except with the approval of the Community corporation, do anything that may-
- 9.2.1. Void or prejudice insurance effected by the Community Corporation.
Or
- 9.2.2. Increase any insurance premium payable by the Community Corporation.

10. Building Insurance

The owner of each community lot shall insure all buildings and other improvements on the lot in accordance with their own requirements and the Community Corporation shall not have responsibility in respect thereof.

11. Public Liability Insurance

The owner of each community lot shall effect and keep current in respect of their community lot a Public Risk Policy in a sum not less than the amount prescribed by law and must provide the Community Corporation as shall be requested by the Community Corporation from time to time, evidence of a current policy of insurance effected by the lot owner in terms of this By-Law.

12. Assignment of Insurance Responsibilities

- 12.1. Notwithstanding any of the foregoing, any of the following functions may be assigned to the Corporation under Section 75(1)(e) of the Act by a Special Resolution of the Corporation. The function of acting as agent for owners lots for the purpose of effecting insurance on the buildings erected on the lots and for Public Risk Insurance in respect of the lots.
- 12.2. If the Corporation decides to exercise the function or functions conferred by By-Law 10 and 11 the Corporation will insure the buildings on all lots up to a limit determined by the Corporation and will take out Public Risk Insurance in respect of all lots up to a limit determined by the Corporation.

**TERMS OF INSTRUMENT NOT
CHECKED BY THE LANDS TITLES OFFICE****BY-LAWS**

Development No. 155 : C010 : 12 : 001

- 12.3. The cost of the insurance is to be paid out of the Corporation's General funds.
- 12.4. If the owner of a lot asks the Corporation to insure a building and/or improvements on the lots for more than the limit determined under By-Law 12.2 and pays any additional insurance premium the corporation may insure the property for the higher amount.

13. Water Consumption Charges

Where there are not separate meters to each lot, the Corporation may by Special Resolution determine:-

- 13.1. To transfer the responsibility back to each lot owner for payment of water consumption charges and
- 13.2. The basis of the division of water cost between each lot owner.

14. Pets

- 14.1. Unless otherwise resolved by Ordinary Resolution of the Corporation an owner of a community lot is entitled:
 - 14.1.1. To keep a maximum of one cat and or one small dog on a community lot;
And
 - 14.1.2. If the occupier is a person who suffers from a disability – to keep a dog trained to assist the occupier in respect of that disability.
- 14.2. An owner of a community lot must not keep an animal on a community lot except as authorised by this section or by the Corporation.
- 14.3. Any animal kept on a lot by an owner or tenant must be removed and kept removed on the demand of the Corporation pursuant to an Ordinary Resolution.
- 14.4. The keeping of any animal or bird must comply with any conditions set by the Corporation.

15. Scope of Common Property

The Corporation may resolved by Special Resolution to include as Common Property any item of property or part thereof comprising the Community Scheme and require it to be maintained by the Corporation at its expense in particular any fence or fences on the Community Parcel.

16. Internal Fencing

The provisions of The Fencing Act 1975 (as amended) shall apply as between the owners of adjoining community lots.

17. Exemption from certain requirements of the Act

Nil

18. Display of Advertisements

- 18.1. A person must not display any sign, advertisement, placard or banner on a lot or the Common Property without the approval of the Corporation.
- 18.2. However, this section does not prevent the display of an advertisement associated with the sale or letting of a lot which display shall comply with such conditions as may be determined by the Corporation.

19. The owner of a lot must immediately notify the Corporation of:

- 19.1. Any change in the ownership of the lot or any change in the address of a owner or
- 19.2. Any change in the occupancy of the lot.

20. Offence

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

Maximum Penalty: \$500.00

Any penalty imposed by the Corporation is payable within one month of the service of notice of the penalty or within such extended time as shall be allowed by the Corporation.

21. Community Corporation's Right to Recover Money

- 21.1. The Community Corporation may recover any money owing to it under the By-Laws as a debt.
- 21.2. An owner of a community lot must pay or reimburse the Community Corporation on demand the costs charges and expenses of the Community Corporation in connection with contemplated or actual enforcement or preservation of any rights under the By-Laws in relation to the proprietor or occupier.
- 21.3. The costs, charges and expenses recoverable by the Community Corporation shall include, without limitation, those expenses incurred in retaining any independent consultant or other person to evaluate any matter of concern and its administration costs in connection with those events.

**TERMS OF INSTRUMENT NOT
CHECKED BY THE LANDS TITLES OFFICE**

BY-LAWS
Development No. 155 : C010 : 12 : 001

21.4. The Community Corporation may charge interest on any overdue monies owed by a proprietor or occupier of a lot to the Community Corporation at the rate of 10% per annum.

22. Occupiers duties to be carried out by owner in certain cases

If a lot is unoccupied, any duties imposed on the occupier by these By-Laws are to be carried out by the owner.

23. Statutory Services

The Community Corporation shall at all times be responsible for the maintenance, repair and replacement of the pipes and cables for water, sewerage, stormwater, gas, electrical and telephone services to and for the scheme.

24. Interpretation

In these By-Laws:

- 24.1. **"Act"** means the Community Titles Act 1996.
- 24.2. **"Community Corporation"** means the Community Corporation created by the deposit of the Plan of Community Division in respect of which these By-Laws are lodged.
- 24.3. **"Community Lot"** means a community lot created by a Plan of Community Division referred to above.
- 24.4. **"Community Parcel"** means the whole of the land comprised in the Plan of Community Division referred to above excluding any land thereby vested in a Council, the Crown or a prescribed authority.
- 24.5. **"Occupier"** of a lot includes, if the lot is unoccupied, the owner of the lot.
- 24.6. **"Site"** includes any area on the property comprising the Community Parcel.
- 24.7. Except where otherwise appears words shall have the same meanings as are set out in the act.

BEST STRATA

FINANCIAL STATEMENT FOR COMMUNITY CORPORATION 27898 INC.

ADDRESS : 5 RIVER STREET MARDEN 5070

ACN : ABN : 36 879 508 992

BETWEEN 01 June 2022 AND 31 May 2023

PAGE 1

PRINTED 04/07/2023

INCOME & EXPENDITURE STATEMENT

	ADMIN	SINKING	TOTAL
INCOME			
INTEREST			
INTEREST ON OVERDUE LEVIES	2.57		
INTEREST RECEIVED	152.98		
INTEREST TOTAL	155.55		
LEVIES			
ADMIN FUND LEVY	3,375.00		
HOLD FUNDS	-40.00		
SINKING FUND LEVY		625.00	
LEVIES TOTAL	3,335.00	625.00	
OWNER			
ACCOUNT FEE CHARGED ON OVERDUE ACCOUNTS	33.00		
OWNER TOTAL	33.00		
TOTAL INCOME	3,523.55	625.00	4,148.55
OUTGOINGS			
ADMINISTRATION			
AUDIT	110.00		
BANK CHARGES	34.16		
DISBURSEMENTS AND OVERHEADS	207.00		
MEETING FEES	154.00		
MANAGEMENT FEES	862.68		
ADMINISTRATION TOTAL	1,367.84		
INSURANCE			
INSURANCE PREMIUM	1,107.35		
INSURANCE TOTAL	1,107.35		
OWNER			
ACCOUNT FEE CHARGED ON OVERDUE ACCOUNTS	22.00		
OWNER TOTAL	22.00		
TAX			
INCOME TAX RETURN PREPARATION	132.00		
TAX TOTAL	132.00		
TOTAL OUTGOINGS	2,629.19	0.00	2,629.19

SUMMARY

OPENING BALANCE	3,915.46	4,025.00	7,940.46
TOTAL INCOME	3,523.55	625.00	4,148.55
TOTAL EXPENSE	2,629.19	0.00	2,629.19
CLOSING BALANCE	4,809.82	4,650.00	9,459.82
NET SURPLUS	894.36	625.00	1,519.36

BEST STRATA**FINANCIAL STATEMENT FOR COMMUNITY CORPORATION 27898 INC.****ADDRESS : 5 RIVER STREET MARDEN 5070****ACN :****ABN : 36 879 508 992**

PAGE 2

PRINTED 04/07/2023

BALANCE SHEET AS AT 31 May 2023**ASSETS****CASH AT BANK**

[\$4,809.82/ \$4,650.00]

9,459.82

TOTAL CASH AT BANK**9,459.82****TOTAL ASSETS****9,459.82****LIABILITIES****FUNDS HELD IN CREDIT**

LOT NO.	OWNER	AMOUNT
001	MS H DOUGLAS	58.39
002	MR M BURNE	320.00

TOTAL FUNDS HELD IN CREDIT**378.39****TOTAL LIABILITIES****378.39****NET CASH POSITION****9,081.43**

RENEWAL TAX INVOICE

COMMUNITY CORPORATION NO 27898 INC
C/- BEST STRATA
PO BOX 229
FULLARTON SA 5063

Date: 05/09/2023
Invoice Number: 7034951
Account Manager: StrataBest

Thank you for using our services to arrange this insurance cover. Brief details of cover arranged on your behalf are given below. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Type of Policy	COMMUNITY ASSOCIATION INSURANCE PLAN	Premium	
Insured	Community Corporation No. 27898 Inc.	Base Premium	\$833.74
Policy Description	Strata (5 River St)	F & E Service Levy	\$0.00
Policy Number	SOAI21000134	Stamp Duty	\$100.89
Period of Insurance	15/09/2023 to 15/09/2024	Underwriter Fee	\$100.00
Effective Date	15/09/2023	Broker Fee	\$80.00
Insurer	STRATA COMMUNITY INSURANCE AGENCIES PTY LTD	GST	\$101.37
Underwritten By	Allianz Australia Insurance Limited	Invoice Total	\$1,216.00

Commission earned on this invoice \$166.75

Payment Options



DEFT Reference Number 407221270349517

Pay by credit card or registered bank account at www.deft.com.au or phone **1300 78 11 45**. Payments by credit card may attract a surcharge.



Newmarket Grandwest Pty Ltd t/as Surewise

Name: Community Corporation No. 27898 Inc
Client ID: 5824
Invoice No: 7034951



*498 407221 270349517

Pay in-store at Australia Post by cheque or EFTPOS



For payments by cheque
Detach payment slip and mail with payment to:
PO Box 6095, Halifax St, Adelaide SA 5000



Account Name: Newmarket Grandwest IB Trust
BSB: 185300
Account Number: 305626913
Payment Reference: 7034951



Biller Code: 20362
Ref: 407221270349517

Total Due:

\$1,216.00

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above.

Notes: 5 River Street, MARDEN SA 5070

STRATA COMMUNITY INSURANCE - COMMUNITY ASSOCIATION

We wish to inform You that cover under Your Community Association Policy is due to renew on 15/09/2023.

We have pleasure in inviting You to renew Your Policy with Us on the terms and conditions detailed within this invitation. Based on Your instructions We have not applied indexation to Your Sums Insured as outlined in Your PDS & Policy Wording. Please advise Us immediately if this is not correct.

Please ensure that You carefully review this invitation to renew, including the Important Information section which outlines Your Duty to take reasonable care not to make a misrepresentation, together with Your PDS and Policy Wording and notify Us of any amendments required as soon as possible.

Please note that Your insurance will expire at 4:00pm on 15/09/2023 if it has not been renewed prior to that time.

THE POLICY AND INSURED

Policy Number: SOAI21000134
Reference No: 21080987.5

PDS & Policy Wording:

Community Association PDS and Policy Wording SCI034-Policy-CA-02/2021

The Insured:

Community Corporation No. 27898 Inc.

Situation:

5 River Street, Marden SA 5070

Period of Insurance:

Commencement Date: 4.00pm on 15/09/2023
Expiry Date: 4.00pm on 15/09/2024

POLICY LIMITS / SUMS INSURED

Section 1 - COMMUNITY PROPERTY AND INCOME

Part A	1. Building	\$ 215,000
	Community Property	
	3. Terrorism Cover under Section 1 Part A2 Included	Included
OPTIONAL COVERS		
	1) Flood	Included
Part C	Fidelity Guarantee	\$ 100,000

Section 2 - CASUALTY COVERS

Part A	Legal Liability	\$20,000,000
Part B	Voluntary Workers	Included
Part C	Office Bearers Liability	\$ 250,000
Part D	Government Audit Costs	\$ 25,000
Part E	Appeal Expenses – Health and Safety Breaches	\$ 100,000
Part F	Legal Defence Expenses	\$ 50,000

EXCESS

You must pay or contribute the amount of any Excess and/or Contribution as specified below or in accordance with the relevant Section of the Policy wording for each claim. Should more than one Excess be payable for any claim arising from the one Event, such excesses will not be aggregated and the highest single level of

Newmarket Grandwest Pty Ltd t/as Surewise

A.F.S. 296193
A.B.N. 42 072 168 588

Excess only will apply. However, an Excess and Contribution payment applies to Section 2, Part F.

SECTION 1 \$500 Community Property

IMPORTANT INFORMATION:

This renewal notice has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFS Licence No. 457787 (SCIA) on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFS Licence No. 234708. This is a provisional renewal notice only and is based on information You have given us. No cover has been issued. If You tell Us the information provided has changed and provide more if necessary, then based on what You tell Us, We may offer cover on different terms to those in this renewal notice or decline to renew Your Policy. Certain words used in this document are defined in the PDS and Policy wording. You should refer to the Product Disclosure Statement and Policy wording and this renewal notice to consider whether the Policy is suitable for Your needs and circumstances. The PDS and Policy are available from SCIA's website: www.stratacommunityinsure.com.au. This is also where You can locate Your workers compensation documentation (if applicable): <https://stratacommunityinsure.com.au/products/workers-compensation/>. Alternatively You can contact SCIA for a copy.

Your Duty to take reasonable care not to make a misrepresentation:

You must take reasonable care not to make a misrepresentation to Us. This responsibility applies until We issue You with a Policy for the first time or agree to renew, extend, vary/change, or reinstate Your Policy.

You must answer Our questions honestly, accurately and to the best of Your knowledge. A misrepresentation includes a statement that is false, partially false, or which does not fairly reflect the truth. It is not misrepresentation if You do not answer a question or if Your answer is obviously incomplete or irrelevant to the question asked.

The responsibility to take reasonable care not to make a misrepresentation applies to everyone who will be insured under the Policy. If You are answering questions on behalf of anyone, We will treat Your answers or representations as theirs. Whether or not You have taken reasonable care not to make a misrepresentation is to be determined having regard to all relevant circumstances, including the type of insurance, who it is intended to be sold to, whether You are represented by a broker, Your particular characteristics and circumstances We are aware of.

If You do not meet the above Duty, We may reject or not fully pay Your claim and/or cancel Your Policy. If the misrepresentation was deliberate or reckless, this is an act of fraud, and We may treat Your Policy as if it never existed.

If Our information or questions are unclear, You can contact Strata Community Insurance on 1300 724 678 or visit stratacommunityinsure.com.au.

Cooling Off Period

You have 21 days after buying or renewing Your Policy to decide if it meets Your needs and You wish to continue with the insurance. If You notify Us within this period that You wish to cancel Your Policy as from its start date, We will refund Your Premium less any government taxes or duties that are non-refundable or remain payable by Us but We will not refund any Policy administration fees. This cooling off right does not apply if You have made or are entitled to make a claim. Even after the cooling off period ends You still have cancellation rights, however We may deduct certain amounts from any refund (see "Cancelling Your Policy" in the PDS and Policy wording).

Claims made notice

The Important Information set out below is provided for your information only. It does not form part of the insurance contract with you, and is not part of the policy. Nothing contained in the Important Information imposes contractual obligations on you, or creates contractual rights. These are contained in the policy and any endorsement.

Newmarket Grandwest Pty Ltd t/as SurewiseA.F.S. 296193
A.B.N. 42 072 168 588

Section 2 Part C of the policy operates on a 'claims made and notified' basis. This means that Section 2 Part C covers you for claims as defined in Section 2 Part C made against you and notified to us during the period of insurance.

Section 2 Part C does not provide cover in relation to:

- acts, errors or omissions actually or allegedly committed prior to the retroactive date of the policy (if such a date is specified);
- claims made after the expiry of the period of insurance even though the event giving rise to the claim may have occurred during the period of insurance;
- claims notified or arising out of facts or circumstances notified (or which ought reasonably to have been notified) under any previous policy;
- claims made, threatened or intimated against you prior to the commencement of the period of insurance;
- facts or circumstances of which you first became aware prior to the period of insurance, and which you knew or ought reasonably to have known had the potential to give rise to a claim under the policy section;
- claims arising out of circumstances noted on the proposal form for the current period of insurance or on any previous proposal form.

Where you give notice in writing to us of any facts that might give rise to a claim against you as soon as reasonably practicable after you become aware of those facts but before the expiry of the period of insurance, and provided the claim would otherwise be covered under the policy, you have rights under Section 40(3) of the *Insurance Contracts Act 1984* (Cth) to be indemnified in respect of any claim subsequently made against you arising from those facts notwithstanding that the claim is made after the expiry of the period of insurance.

Any such rights arise under the legislation only. The terms of the policy section and the effect of the policy section is that you are not covered for claims made against you after the expiry of the period of insurance.

Please note that the above may be affected by any continuous cover special conditions where applicable which may extend time for notification of a claim as defined.

NOTE: Refer to Policy Document for full details of all Extensions, Exclusions & Endorsements/Clauses.

REMUNERATION ADVICE

For providing you with service, we receive remuneration, being commission, paid by the insurer of **\$166.75** (excluding GST). We will receive ongoing commission of **20%** of the policy's premium from the Insurer for as long as the policy remains in force.

Commission is a payment made to us by the Insurer and is not an additional payment required from you over and above the premium listed on your tax invoice.

We will also charge you a broker fee of **\$80.00** (excluding GST) and administration fee of **\$0** (excluding GST) to compensate us for the costs of researching, selecting and arranging the appropriate insurance cover for you.

We will pay a portion of our commission, being **\$83.38** (excluding GST) and broker fee of **\$0** (excluding GST) to **Best Strata** who referred your business to us.

Please refer to our Financial Services Guide for further details about the financial services offered by SUREWISE.

Newmarket Grandwest Pty Ltd t/as SurewiseA.F.S. 296193
A.B.N. 42 072 168 588**IMPORTANT NOTICES & INFORMATION**

We have prepared this document to assist you to understand important issues relating to your insurances. Please contact your Account Manager if you have any questions or require further advice/assistance.

ESSENTIAL READING OF POLICY WORDING

The policy wordings for your insurances are essential reading to understand what is protected by each policy. Read them carefully as soon as possible and contact us if you have any concerns about the extent of your cover.

YOUR DUTY OF DISCLOSURE

Before you enter into an insurance contract, you have a duty to tell the insurer anything that you know, or could reasonably be expected to know, may affect their decision to insure you and on what terms.

You have this duty until they agree to insure you. You have the same duty before you renew, extend, vary or reinstate an insurance contract.

You do not need to tell the insurer anything that:

- reduces the risk they insure you for; or
- is common knowledge; or
- they know or should know as an insurer; or
- they waive your duty to tell them about.

If you do not tell the insurer something you are required to, they may cancel your contract or reduce the amount they will pay you if you make a claim, or both. If your failure to tell them is fraudulent, they may refuse to pay a claim and treat the contract as if it never existed.

DUTY OF GOOD FAITH

Both parties to an insurance contract, the insurer and the insured, must act towards each other with the utmost good faith. If you fail to do so, the insurer can cancel your insurance. If the insurer fails to do so, you may be able to sue the insurer.

AVERAGE OR CO-INSURANCE

Some policies contain an Average or Co-insurance clause. This means that if you insure for less than the full value of the property, your claim may be reduced in proportion to the amount of the under-insurance.

Some business interruption policies contain an Average/Co-Insurance clause which has a different application. Check your policy and contact us with any questions.

CONTRACTS AND LEASES YOU SIGN

If you sign a contract with an indemnity, "hold harmless" or release, it can invalidate your insurance – unless you obtain the Insurer's consent in advance.

These clauses are often found in leases and other contracts you sign from time to time relating to your business. Do not sign a contract or lease without contacting us and/or taking legal advice as to whether the contract terms will prejudice your policy.

LEASING, HIRING AND BORROWING PROPERTY

When you lease, hire or borrow property, make sure that the contract clearly identifies who is responsible for insuring the property.

Industrial Special Risks policies automatically cover property which you are responsible to insure, subject to the policy excess. Public liability insurance may assist you meet claims relating to property damage to property which you lease or hire. A sub-limit usually applies to the amount you can claim for damage to property in your care, custody or control.

ADDITIONAL INSURED AND NOTING INTERESTS

If a person is to be named on your policy or insured as a co-insured or joint insured, notify us immediately so we can request this in advance from the insurer. Your property and liability policies will not provide automatic cover for the insurable interest of other parties (e.g., mortgagees, lessors).

Check with us whether the insurer will include someone else as an insured or note their interests before you agree to this in a contract or lease. We cannot guarantee that an insurer will agree to include someone as an insured under your policy or to note their interests on your policy.

CLAIMS OCCURRING POLICIES

Most of your policies do not provide indemnity in respect of events that occurred before the insurance commenced. They cover events that occur during the policy period.

CLAIMS MADE POLICIES

Some policies (e.g. professional indemnity insurance) provide cover on a "claims made" basis. This means that claims first advised to you (or made against you) and reported to your insurer during the policy period are insured under that policy, irrespective of when the incident causing the claim occurred. If you become aware of circumstances which could give rise to a claim, notify the insurer during the policy period.

Report all incidents that may give rise to a claim against you to the insurers immediately after they come to your attention and before the policy expires.

INSURER SOLVENCY

We do not warrant or guarantee the current or ongoing solvency or financial viability of the insurer because we have no control over the insurer's performance and this can be affected by many complex commercial and economic factors.

UNAUTHORISED FOREIGN INSURERS

In limited cases, we may recommend that you insure with an unauthorised foreign insurer. An unauthorised foreign insurer is an insurer that is not authorised under the Insurance Act 1973 (**Act**) to conduct insurance business in Australia and is not subject to the system of financial supervision of general insurers in Australia that is monitored by the Australian Prudential Regulation Authority.

If the insurer becomes insolvent, you will not be protected by the Federal Government's Financial Claims Scheme provided under Part VC of that Act.



Unit 2, 188 Fullarton Road
Dulwich SA 5065

www.beststrata.com.au

MS F JACK
PO BOX 109
WALKERVILLE SA 5081

Property Reference Number

278980065

Client Number

7370

Phone Enquiries

(08) 8431 2287

New Charges Due By

01/01/2024

Total Payable

\$165.20

CONTRIBUTION LEVY ACCOUNT

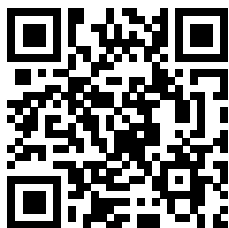
ON BEHALF OF : COMMUNITY CORPORATION 27898 INC.
FOR PROPERTY : 6/5 River Street Marden SA 5070
PLAN NUMBER : 27898 LOT : 006

Tax Invoice/Statement – Issued 06/12/2023

CORPORATION ABN : 36 879 508 992
GST REGISTERED : NO

DESCRIPTION	DUE	CHARGED	PAID	BALANCE	GST
ADMIN FUND LEVY FROM 01/01/2024 TO 31/03/2024	01/01/2024	\$140.20	\$0.00	\$140.20	\$0.00
SINKING FUND LEVY FROM 01/01/2024 TO 31/03/2024	01/01/2024	\$25.00	\$0.00	\$25.00	\$0.00
		Total GST Charged \$0.00	Total	\$165.20	

Pay in person at Australia Post



*3587 278980065

Best Strata Pty Ltd, As trustee for Best Strata Trust, ABN 84 945 930 989

PAYMENT SLIP



PO Box 229
FULLARTON SA 5063

Tel : (08) 8431 2287
Fax : (08) 8311 5225
contact@beststrata.com.au

www.beststrata.com.au



Billers Code : 122473
Reference : 278980065



Phone : 1300 002 801
Reference : 278980065



Present and pay this invoice at any
Australia Post outlet within Australia

*3587 278980065

For
6/5 River Street Marden SA 5070

Property Reference Number

278980065

New Charges Due By

01/01/2024

Total Payable

\$165.20