

Form 1 - Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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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:

Samuel Raymond Altinger and Lena Cristelle Altinger

Address:

36D Glenburnie Terrace Plympton SA 5038

4 Vendor's registered agent:

Sinova Property

☒

Address:

68 Halifax Street Adelaide SA 5000

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

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

LOT 4 PRIMARY COMMUNITY PLAN 42377 IN THE AREA NAMED PLYMPTON HUNDRED OF ADELAIDE BEING THE WHOLE OF THE LAND IN CERTIFICATE OF TITLE VOLUME 6256 FOLIO 938 MORE COMMONLY KNOWN AS 36D GLENBURNIE TERRACE PLYMPTON SA 5038

PORTION OF THE WITHIN LAND MARKED X ON C42377 EXISTS ABOVE A LEVEL OF 18.75 METRES A.H.D.

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:

36D Glenburnie Terrace Plympton SA 5038

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

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

EMAIL: jarrod.leow@sinova.com.au

(being a number or address provided to you by the vendor for the purpose of service of the notice); or

- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:

68 Halifax Street Adelaide SA 5000

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

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

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

*We, Samuel Raymond Altinger and Lena Cristelle Altinger

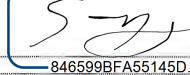
of 36D Glenburnie Terrace Plympton SA 5038

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: Oct-20-2023

Signed

DocuSigned by:



846599BFA55145D...

Date:

Signed

Date: Oct-20-2023

Signed

DocuSigned by:



494CAD685710457...

Date:

Signed

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

(section 9)



To the purchaser:

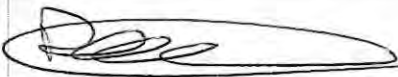
I, Ryan Edwards of Electronic Form 1 Co. Pty Ltd on behalf of Sinova Property

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

Exceptions: NIL

Date: 20/10/2023

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):

13632260

Name of mortgagee:

Westpac Banking Corporation (ACN 007 457 141)

1.2 Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable?

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

Are there attachments?

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

Refer attached Certificate of Title Volume 6256 Folio 938 and Property Interest Report - page 12

Description of land subject to easement:

Portion of the land in the said Certificate of Title

Nature of easement:

Statutory Easements may apply - refer page 12 of Property Interest Report

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:

1.3 Restrictive covenant

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

Is this item applicable?

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

Are there attachments?

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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



NO

YES



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):

Name of parties:

Period of lease, agreement for lease etc:

From
to

Amount of rent or licence fee:

\$ per (period)

Is the lease, agreement for lease etc in writing?

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

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

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

5. Development Act 1993 (repealed)

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

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

Is this item applicable?

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

Are there attachments?

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

Refer attached Council search - pages 14-24

Condition(s) of authorisation:

Refer attached Council search

Development Number:

211/622/2019 - pages 14-16

211/684/2018 - pages 17-24



NO

YES

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):

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☐
☐

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):

See attached Emergency Services Levy Certificate

Date of notice:

06/10/2023

Amount of levy payable:

\$140.70

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29. Planning, Development and Infrastructure Act 2016

29.1 Part 5 - Planning and Design Code

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

Is this item applicable?



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

NO

Are there attachments?

YES

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

Refer to attached SAPPA Report
Refer to attached Council Search - pages 3, 4, 25 & 26
Refer to attached Property Interest Report - pages 8 & 9

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

Refer to attached SAPPA Report
Refer to attached Council Search - pages 25 & 26

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

NO

Is the land designated as a local heritage place?

NO

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?

NO

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

YES

Note - For further information about the Planning and Design Code 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?

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

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Are there attachments?

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*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: Community Corporation 42377 Inc
Address of community corporation: 36 Glenburnie Terrace Plympton SA 5038
- 2 Application must be made in writing to the community corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the community corporation for the documents referred to in 6 unless those documents are obtained from the Lands Titles Registration Office.
- 3 Particulars supplied by the community corporation or known to the vendor:
- (a) particulars of contributions payable in relation to the lot (including details of arrears of contributions related to the lot):
Refer to attached Community Corporation search - page 1
\$195.75 per quarter payable to the Administrative Fund
\$13.50 per quarter payable to the Sinking Fund
- (b) particulars of assets and liabilities of the community corporation:
Refer to attached Community Corporation search - pages 1 and 2 and Balance Sheet
- (c) particulars of expenditure that the community corporation has incurred, or has resolved to incur, and to which the owner of the lot must contribute, or is likely to be required to contribute:
Refer to attached Community Corporation search - page 2 and minutes
- (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:
Not Applicable
- (e) if the lot is a community lot, particulars of the lot entitlement of the lot:
2700 of 10000

[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)
YES
- (b) a copy of the statement of accounts of the community corporation last prepared;
YES
- (c) a copy of current policies of insurance taken out by the community corporation.
YES

[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:

Not Applicable

- 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.

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

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Refer to attached Community Corporation search

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

Name: Strata Management SA

Address: 225 Fullarton Road Eastwood SA 5063

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.

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 still in existence for building work on the land:

1 Name(s) of person(s) insured:

Xia Da Developments Pty Ltd (Refer to attached Council search - pages 7-8)

2 Name of insurer:

QBE

3 Limitations on the liability of the insurer:

Statutory Cover

4 Name of builder:

Noble Built Pty Ltd

5 Builder's licence number:

BLD 270693

6 Date of issue of insurance:

14/10/20210

7 Description of insured building work:

New Multi Uni (<=3 Storeys) Contract - per site

Exemption from holding insurance:

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

NO

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



1-Interpretation

- (1) In this and the following items (items 1 to 7 inclusive)-

domestic activity has the same meaning as in the *Environment Protection Act 1993*;

environmental assessment, in relation to land, means an assessment of the existence or nature or extent of-

- (a) site contamination (within the meaning of the *Environment Protection Act 1993*) at the land; or
- (b) any other contamination of the land by chemical substances,

and includes such an assessment in relation to water on or below the surface of the land;

EPA means the Environment Protection Authority established under the *Environment Protection Act 1993*;

pre-1 July 2009 site audit, in relation to land, means a review (carried out by a person recognised by the EPA as an environmental auditor) that examines environmental assessments or remediation of the land for the purposes of determining-

- (a) the nature and extent of contamination of the land by chemical substances present or remaining on or below the surface of the land; and
- (b) the suitability of the land for a particular use; and
- (c) what remediation is or remains necessary for a particular use,

but does not include a site contamination audit (as defined below) completed on or after 1 July 2009;

pre-1 July 2009 site audit report means a detailed written report that sets out the findings of a pre-1 July 2009 site audit;

prescribed commercial or industrial activity-see item 1(2);

prescribed fee means the fee prescribed under the *Environment Protection Act 1993* for inspection of, or obtaining copies of information on, the public register;

public register means the public register kept by the EPA under section 109 of the *Environment Protection Act 1993*;

site contamination audit has the same meaning as in the *Environment Protection Act 1993*;

site contamination audit report has the same meaning as in the *Environment Protection Act 1993*.

- (2) For the purposes of this and the following items (items 1 to 7 inclusive), each of the following activities (as defined in Schedule 3 clause 2 of the *Environment Protection Regulations 2009*) is a prescribed commercial or industrial activity:

EPA Prescribed Commercial or Industrial Activity

abrasive blasting	acid sulphate soil generation	agricultural activities
airports, aerodromes or aerospace industry	animal burial	animal dips or spray race facilities
animal feedlots	animal saleyards	asbestos disposal
asphalt or bitumen works	battery manufacture, recycling or disposal	breweries
brickworks	bulk shipping facilities	cement works
ceramic works	charcoal manufacture	coal handling or storage
coke works	compost or mulch production or storage	concrete batching works
curing or drying works	defence works	desalination plants
dredge spoil disposal or storage	drum reconditioning or recycling works	dry cleaning
electrical or electronics component manufacture	electrical substations	electrical transformer or capacitor works
electricity generation or power plants	explosives or pyrotechnics facilities	fertiliser manufacture
fibreglass manufacture	fill or soil importation	fire extinguisher or retardant manufacture
fire stations	fire training areas	foundry
fuel burning facilities	furniture restoration	gasworks
glass works	glazing	hat manufacture or felt processing
incineration	iron or steel works	laboratories
landfill sites	lime burner	metal coating, finishing or spray painting
metal forging	metal processing, smelting, refining or metallurgical works	mineral processing, metallurgical laboratories or mining or extractive industries
mirror manufacture	motor vehicle manufacture	motor vehicle racing or testing venues
motor vehicle repair or maintenance	motor vehicle wrecking yards	mushroom farming
oil recycling works	oil refineries	paint manufacture
pest control works	plastics manufacture works	printing works
pulp or paper works	railway operations	rubber manufacture or processing
scrap metal recovery	service stations	ship breaking
spray painting	tannery, fellmongery or hide curing	textile operations
transport depots or loading sites	tyre manufacture or retreading	vermiculture
vessel construction, repair or maintenance	waste depots	wastewater treatment, storage or disposal
water discharge to underground aquifer	wetlands or detention basins	wineries or distilleries
wood preservation works	woolscouring or wool carbonising works	works depots (operated by councils or utilities)

2-Pollution and site contamination on the land-questions for vendor

(1) Is the vendor aware of any of the following activities ever having taken place at the land:

- (a) storage, handling or disposal of waste or fuel or other chemicals (other than in the ordinary course of domestic activities)?
- (b) importation of soil or other fill from a site at which-
 - (i) an activity of a kind listed in paragraph (a) has taken place; or
 - (ii) a prescribed commercial or industrial activity (see item 1(2) above) has taken place?

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

(2) Is the vendor aware of any prescribed commercial or industrial activities (see item 1(2) above) ever having taken place at the land?

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

(3) Is the vendor aware of any dangerous substances ever having been kept at the land pursuant to a licence under the *Dangerous Substances Act 1979*?

If YES, give details of all dangerous substances that the vendor is aware of and whether they were kept at the land before or after the vendor acquired an interest in the land:

(4) Is the vendor aware of the sale or transfer of the land or part of the land ever having occurred subject to an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

If YES, give details of each sale or transfer and agreement that the vendor is aware of:

(5) Is the vendor aware of an environmental assessment of the land or part of the land ever having been carried out or commenced (whether or not completed)?

If YES, give details of all environmental assessments that the vendor is aware of and whether they were carried out or commenced before or after the vendor acquired an interest in the land:

Note-

These questions relate to details about the land that may be known by the vendor. A "YES" answer to the questions at items 2(1) or 2(2) 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.

A "YES" answer to any of the questions in this item may indicate the need for the purchaser to seek further information regarding the activities, for example, from the council or the EPA.

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

- (a) details of a current licence issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?

NO

- (b) details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?

NO

- (c) details of a current exemption issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?

NO

- (d) details of an exemption no longer in force issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?

NO

- (e) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land?

NO

- (f) details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?

NO

- (g) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to produce waste of a prescribed kind (within the meaning of that Act) at the land?

NO

- (h) details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land?

NO

Note-

These questions relate to details about licences and exemptions required to be recorded by the EPA in the public register. If the EPA answers "YES" to any of the questions-

- in the case of a licence or exemption under the *Environment Protection Act 1993*-
 - the purchaser may obtain a copy of the licence or exemption from the public register on payment of the prescribed fee; and
 - the purchaser should note that transfer of a licence or exemption is subject to the conditions of the licence or exemption and the approval of the EPA (see section 49 of the *Environment Protection Act 1993*); and
- in the case of a licence under a repealed Act-the purchaser may obtain details about the licence from the public register on payment of the prescribed fee.

A "YES" answer to any of these questions 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.

The EPA will not provide details about licences to conduct the following prescribed activities of environmental significance (within the meaning of Schedule 1 Part A of the *Environment Protection Act 1993*): waste transport business (category A), waste transport business (category B), dredging, earthworks drainage, any other activities referred to in Schedule 1 Part A undertaken by means of mobile works, helicopter landing facilities, marinas and boating facilities or discharges to marine or inland waters.

The EPA will not provide details about exemptions relating to-

- the conduct of any of the licensed activities in the immediately preceding paragraph in this note; or
- noise.

4-Pollution and site contamination on the land-details recorded by EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

- (a) details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)?

NO

- (b) details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*?

NO

- (c) a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?

NO

- (d) a copy of a site contamination audit report?

NO

- (e) details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

NO

- (f) details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?

NO

- (g) details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?

NO

- (h) details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit?

NO

- (i) details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit?

NO

- (j) details of records, held by the former South Australian Waste Management Commission under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?

NO

Note-

These questions relate to details required to be recorded by the EPA in the public register. If the EPA answers "YES" to any of the questions, the purchaser may obtain those details from the public register on payment of the prescribed fee.

5-Pollution and site contamination on the land-other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

- (a) a copy of a report known as a "Health Commission Report" prepared by or on behalf of the South Australian Health Commission (under the repealed *South Australian Health Commission Act 1976*)?

NO

- (b) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?

NO

- (c) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?

NO

- (d) a copy of a pre-1 July 2009 site audit report?

NO

- (e) details relating to the termination before completion of a pre-1 July 2009 site audit?

NO

Note-

These questions relate to details that the EPA may hold. If the EPA answers "YES" to any of the questions, the purchaser may obtain those details from the EPA (on payment of any fee fixed by the EPA).

6-Further information held by councils

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

- (a) commercial or industrial activity at the land; or

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

NO

Note-

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

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

It should be noted that-

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

7-Further information for purchasers

Note-

The purchaser is advised that other matters under the *Environment Protection Act 1993* (that is, matters other than those referred to in this Statement) that may be relevant to the purchaser's further enquiries may also be recorded in the public register. These include:

- details relating to environmental authorisations such as applications, applicants, locations of activities, conditions, suspension, cancellation or surrender of authorisations, disqualifications, testing requirements and test results;
- details relating to activities undertaken on the land under licences or other environmental authorisations no longer in force;
- written warnings relating to alleged contraventions of the *Environment Protection Act 1993*;
- details of prosecutions and other enforcement action;
- details of civil proceedings;
- other details prescribed under the *Environment Protection Act 1993* (see section 109(3)(1)).

Details of these matters may be obtained from the public register on payment to the EPA of the prescribed fee. If-

- an environment performance agreement, environment protection order, clean-up order, clean-up authorisation, site contamination assessment order or site remediation order has been registered on the certificate of title for the land; or
 - a notice of declaration of special management area in relation to the land has been gazetted; or
 - a notation has been made on the certificate of title for the land that a site contamination audit report has been prepared in respect of the land;
- or
- a notice of prohibition or restriction on taking water affected by site contamination in relation to the land has been gazetted,

it will be noted in the items under the heading *Environment Protection Act 1993* under the Table of Particulars in this Statement. Details of any registered documents may be obtained from the Lands Titles Registration Office.

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

Plan - C42377 (3 pages)
Local Government Authority prescribed inquiry (Council Search) (26 pages)
Property Interest Report including Land Tax and SA Water Certificates (22 pages)
Emergency Services Levy Certificate dated 06/10/2023 (1 page)
Community Corporation search (26 pages)
By-Laws No. 13561436 (7 pages)
SAPPA Report (4 pages)
Form R7 - Warning Notice

(*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**

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.

Form R7

Warning Notice

Financial and Investment Advice

Land and Business (Sale and Conveyancing) Act 1994 section 24B

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "**I am legally required to give you this warning**"; or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.



Certificate of Title

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 6256 Folio 938

Parent Title(s) CT 5727/78
Creating Dealing(s) ACT 13561435
Title Issued 26/07/2021 Edition 2 Edition Issued 14/10/2021

Estate Type

FEE SIMPLE

Registered Proprietor

SAMUEL RAYMOND ALTINGER
LENA CRISTELLE ALTINGER
OF 36D GLENBURNIE TERRACE PLYMPTON SA 5038
AS JOINT TENANTS

Description of Land

LOT 4 PRIMARY COMMUNITY PLAN 42377
IN THE AREA NAMED PLYMPTON
HUNDRED OF ADELAIDE

PORTION OF THE WITHIN LAND MARKED X ON C42377 EXISTS ABOVE A LEVEL OF 18.75 METRES A.H.D.

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13632260	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
30/06/2021	13561436	BY-LAWS	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

Plan – C42377
(3 pages)

PURPOSE: PRIMARY COMMUNITY		AREA NAME: PLYMPTON		APPROVED: 12/03/2021		<div> C42377 SHEET 1 OF 2 105191_text_01_v04_Version_4</div>			
MAP REF: 6628/50/C		COUNCIL: CITY OF WEST TORRENS		DEPOSITED: 13/07/2021					
LAST PLAN: F256581		DEVELOPMENT NO: 211/C083/18/001/61563							
AGENT DETAILS: ALEXANDER & SYMONDS PTY LTD 1ST FLOOR 11 KING WILLIAM ST KENT TOWN SA 5067 PH: 81301666 FAX: 83620099		SURVEYORS CERTIFICATION:		I DAMIAN JOHN HOLLAND , 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 12th day of March 2021 Damian Holland Licensed Surveyor					
AGENT CODE: ALSY									
REFERENCE: 20A2101LTOPC(A)									
SUBJECT TITLE DETAILS:									
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5727	78		ALLOTMENT(S)	114	D	3556 ADELAIDE		
OTHER TITLES AFFECTED:									
EASEMENT DETAILS:									
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF			CREATION
ANNOTATIONS: PORTION OF THE COMMON PROPERTY MARKED X EXISTS BELOW A LEVEL OF 18.75 METRES AHD PORTION OF LOT(S) 1.4 MARKED X EXISTS ABOVE A LEVEL OF 18.75 METRES AHD THE COMMON PROPERTY IS DESIGNATED (C1).(C2) FOR LAND INFORMATION PURPOSES AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 30 / 09 / 2020									

C42377

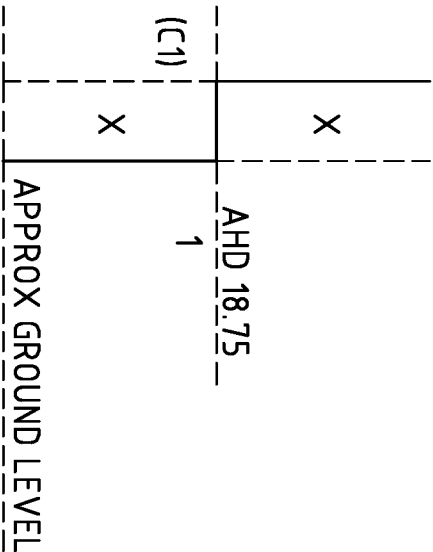
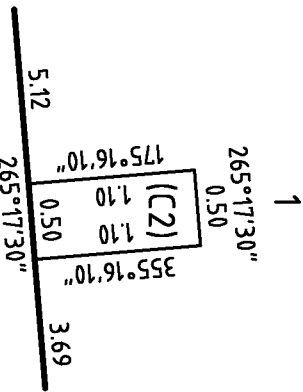
SHEET 2 OF 2

105191_pland_1_V01_Version_4

BEARING DATUM: ① - ② 265°17'30"
DERIVATION: F256581 ADOPTED
TOTAL AREA: 727m²



LOCATION PLAN



GLENBURNIE TERRACE



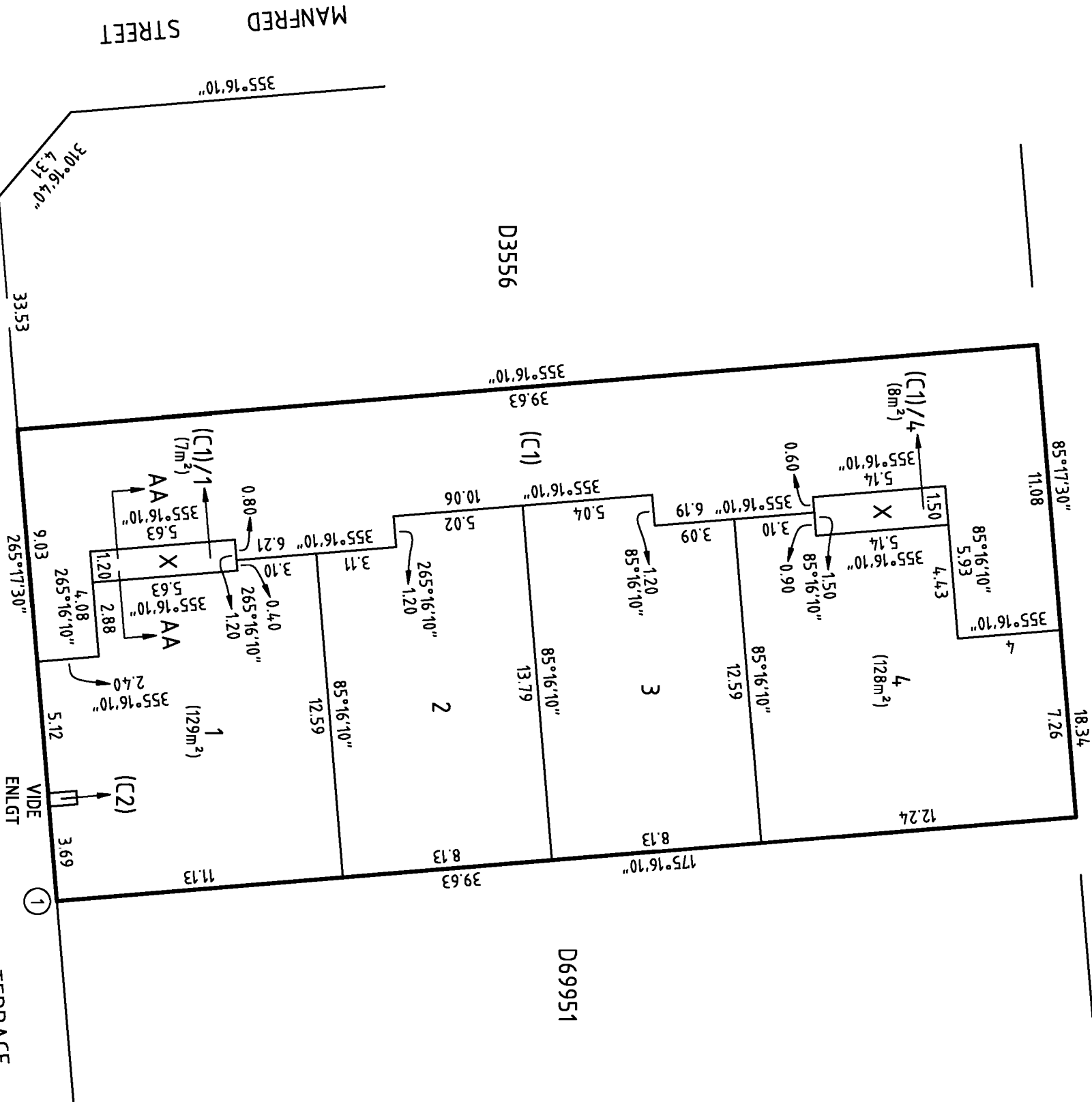
ENLARGEMENT

SECTION AA-AA

LOT	TOTAL AREA
1	136m ²
2	108m ²
3	108m ²
4	136m ²

SCHEDULE OF AREAS

D74237



Alexander & Symonds Pty.Ltd.

11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

REFERENCE 20A2101LTOPC(A)

DMM 21/10/2020

MJF / DJH

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

C42377

SHEET / OF /

ACCEPTED 13.7.2021

PRO [Signature]
REGISTRAR-GENERAL

DEV.No. 211 :C083: 18

APPLICATION 13561435

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENTS	SUBDIVIDED
1	2,700	
2	2,300	
3	2,300	
4	2,700	
AGGREGATE	10,000	

CERTIFICATE OF LAND VALUER

I ...Christopher James Carter.....
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 June 2021

[Signature]
.....
Signature of Land Valuer

**Local Government Authority
prescribed inquiry
(Council Search)
(26 pages)**

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel: 08 8416 6333
Email: info@wtcc.sa.gov.au
SMS: 0429 205 943
Web: westtorrens.sa.gov.au



To: CARRINGTON CONVEYANCERS
PO BOX 6193 Halifax St
ADELAIDE SA 5000

Certificate Date: 09 October 2023

PROPERTY INFORMATION AND PARTICULARS

in response to an enquiry pursuant to Section 7 of the
LAND & BUSINESS (SALE & CONVEYANCING) ACT, 1994

DETAILS OF PROPERTY REFERRED TO:

Rates Assessment No	:	516435
Valuer General No	:	2128642319
Owner	:	Samuel Raymond Altinger and Lena Cristelle Altinger
Property Address	:	36D Glenburnie Terrace PLYMPTON SA 5038
Volume / Folio	:	CT-6256/938
Lot / Plan Number	:	C42377 Lot 4
Ward	:	Plympton

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

In addition, Building Indemnity Insurance and Particulars of Environment Protection details are given, if applicable, pursuant to SCHEDULE 1, Division 2 of the REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT, 1994.

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

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

Development Act 1993 (Repealed)

Part 3—Development Plan

Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):

Is the land situated in a designated State Heritage Area? **N/A**

Is the land designated as a place of local heritage value? **N/A**

Is there a current Code Amendment released for public consultation by a private proponent on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? **NO**

Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? **N/A**

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

5.1 Section 42 - Condition (that continues to apply) of a development authorisation: **YES**

1. 211/684/2018
2. 211/622/2019

Copy of approval/s attached.

Repealed Act conditions

6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed) **NO**

10.1 Section 105F (or section 56 or 83 (repealed) - Notice to take action to prevent outbreak or spread of fire **NO**

11.1 Notice under Section 44 of the Food Act 2001 improvement order **NO**

11.2 Notice under Section 46 of the Food Act 2001 prohibition order. **NO**

15.1 Notice or declaration under Part 3, Section 23 and Part 7 of the Housing **NO**
15.2 Improvement Act 1940 **NO**

20.1 Notice, order, declaration, charge, claim or demand given or made under the **NO**
Local Government Act 1934

21.1	Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1999.	NO
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29. *Planning, Development and Infrastructure Act 2016*

29.1 Part 5 - Planning and Design Code

Refer attached

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

Refer attached

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code

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

Is the land situated in a designated State Heritage place?

Refer to PlanSA Section 7 Report attached

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

Refer to PlanSA Section 7 Report attached

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

NO

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

YES

Glandore Character Area Protection Code Amendment

107 Port Road Thebarton (Thebarton Brewery Precinct) Code Amendment

Tunnel Protection Overlay Code Amendment

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

29.4 section 140 - Notice requesting access

29.5 section 141 - Order to remove or perform work

NO

29.6 section 142 - Notice to complete development

NO

29.7	section 155 - Emergency order	NO
29.8	section 157 - Fire safety notice	NO
29.9	section 192 or 193 - Land management agreement	NO
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	NO
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	NO
29.12	Part 16 Division 1 - Proceedings	NO
29.13	section 213 - Enforcement notice	NO
29.14	section 214(6), 214(10) or 222 - Enforcement order	NO
31.1	Notice under Part 3 of the Public and Environmental Health Act 1978 (revoked).	NO
31.2	Part 2 - Condition (that continues to apply) of an approval under the Public and Environmental Health (Waste Control) Regulations 2010 (revoked).	NO
31.3	Regulation 19 - Maintenance order (that has not been complied with) under the Public and Environmental Health (Waste Control) Regulations 2010 (revoked).	NO
32.2	Notice under Section 92 of the South Australia Public Health Act 2011.	NO
32.3	Part 4 – Condition (that continues to apply) of an approval under the South Australian Public Health (Wastewater) Regulations 2013	NO

PLEASE NOTE:

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

This statement is made the 09 October 2023

A handwritten signature in black ink, appearing to read 'Brett Mikan', with a large, sweeping underline.

Brett Mikan
Development Support Officer

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)?

NO

Note-

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

However, it is expected that the ability to supply further details will vary considerably between councils.

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

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

PARTICULARS OF BUILDING INDEMNITY INSURANCE

Note: Building Indemnity Insurance is not required for:

- a) domestic building work for which approval under the Development Act 1993 or the repealed Building Act 1971 is or was not required for; 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.
- 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 1996*; 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.

YES

1/36

Application No. :	211/684/2018
Name(s) of persons(s) insured:	XIA DA DEVELOPMENTS P/L
Name of Insurer:	QBE
Limitations on the liability of the insurer:	Statutory Cover
Certificate Number:	680074306BWI-14
Name of Builder:	NOBLE BUILT PTY LTD
Builder's Licence Number:	BLD 270693
Date of Issue of Insurance:	14/10/2020
Description of insured building work:	NEW MULTI UNI (<=3 STOREYS) CONTRACT - PER SITE

2/36

Application No. :	211/684/2018
Name(s) of persons(s) insured:	XIA DA DEVELOPMENTS P/L
Name of Insurer:	QBE
Limitations on the liability of the insurer:	Statutory Cover
Certificate Number:	680074306BWI-16
Name of Builder:	NOBLE BUILT PTY LTD
Builder's Licence Number:	BLD 270693
Date of Issue of Insurance:	14/10/2020
Description of insured building work:	NEW MULTI UNI (<=3 STOREYS) CONTRACT - PER SITE

3/36

Application No. :	211/684/2018
Name(s) of persons(s) insured:	XIA DA DEVELOPMENTS P/L
Name of Insurer:	QBE
Limitations on the liability of the insurer:	Statutory Cover
Certificate Number:	680074306BWI-17
Name of Builder:	NOBLE BUILT PTY LTD
Builder's Licence Number:	BLD 270693
Date of Issue of Insurance:	14/10/2020
Description of insured building work:	NEW MULTI UNI (<=3 STOREYS) CONTRACT - PER SITE

4/36

Application No. :	211/684/2018
Name(s) of persons(s) insured:	XIA DA DEVELOPMENTS P/L
Name of Insurer:	QBE
Limitations on the liability of the insurer:	Statutory Cover
Certificate Number:	680074306BWI-18
Name of Builder:	NOBLE BUILT PTY LTD

Builder's Licence Number:
Date of Issue of Insurance:
Description of insured building work:

BLD 270693
14/10/2020
NEW MULTI UNI (<=3 STOREYS)
CONTRACT - PER SITE

ADVISORY NOTES

Flood Prone Areas

There are a number of rivers and creeks in the City of West Torrens including the River Torrens and Brown Hill Keswick Creek. Some properties in the City of West Torrens are located in flood prone areas. The City of West Torrens publishes information on known flooding hazards on its website:

<https://www.westtorrens.sa.gov.au/Building-and-Planning/Buying-a-property/Building-in-flood-prone-areas>

Flood hazards are also mapped in the Planning and Design Code. The Code can be viewed on the Department of Planning, Transport and Infrastructure's website:

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

Further information is available from the City of West Torrens City Assets department on 8416 6333.

Heritage and Contributory items

Heritage and contributory items are mapped in the South Australian Planning and Property Atlas. The Development Plan can be viewed on the Department of Planning, Transport and Infrastructure's website:

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

Further information is available from the City of West Torrens City Development department on 8416 6333.

Areas Affected by Aircraft Noise

The Adelaide Airport is located within the City of West Torrens. Most operations at the Airport are international and domestic regular passenger services using medium to large aircraft.

Some properties within the City of West Torrens may be subject to overflight and aircraft noise from Adelaide Airport. Residents or business proprietors are advised that living or working in the vicinity of the Adelaide Airport may result in noise from the Airport operations and that individual sensitivity can vary from person to person.

Information about development and aircraft noise can be found on the City of West Torrens website:

<https://www.westtorrens.sa.gov.au/Building-and-Planning/Buying-a-property/Aircraft-noise-considerations-for-building-or-developing>

The Australian Noise Exposure Forecast (ANEF) can be viewed on the City of West Torrens online mapping tool called West Maps Public on its website:

<https://maps.wtcc.sa.gov.au/mapviewer/>

The following information from other organisations may be useful:

Internet link	Organisation
https://www.adelaideairport.com.au/corporate/community/adelaide-airport-master-plan/	Adelaide Airport Master Plan - Document identifying future anticipated operations which Includes maps of flight paths, noise metrics and explanation of the noise forecast system.
https://infrastructure.gov.au/aviation/environmental/aircraft-noise/index.aspx	Australian Government Federal Agency - Aircraft noise and complaints information
http://aircraftnoise.com.au/	Airservices Australia and Australian Airports Association initiative - information on aircraft noise, its management, and what you can do to reduce its impact.
http://www.airservicesaustralia.com/aircraftnoise/	Australian Government Airservices Australia Information on aircraft noise, its management, upcoming operations at different airports around Australia, links to things to consider on airplane noise when purchasing a house, and fact sheets
https://www.aviationcomplaints.gov.au/	Australian Government site for aviation complaints.
http://www.ano.gov.au/	Federal Aircraft Noise Ombudsman office - Investigates handling of Airservices Australia and Defence's complaints, community consultation processes and presentation of noise information.

Enquiries relating to this matter should be directed to City of West Torrens City Development department on 8416 6333.

Smoke Alarms in Dwellings

Regulation 95 of the *Planning, Development and Infrastructure (General) Regulations 2017* requires all dwellings to be fitted with a self-contained smoke alarm.

Should an existing building that is captured by regulation 95 be transferred, a smoke alarm(s) **shall be installed within six months from the day of transfer** and shall comply with AS3786. That is, the smoke alarms(s) **shall be hardwired through the electricity mains or powered by 10 year life non replaceable, non-removable permanently connected batteries.**

If a smoke alarm(s) is/are not installed, the owner of the dwelling is guilty of an offence which carries a maximum penalty of \$750.00.

The following information from other organisations may be useful:

Internet link	Organisation
https://www.sa.gov.au/topics/planning-and-property/owning-a-property/smoke-alarms	Department of Planning, Transport and Infrastructure - Owning a property - Smoke alarms
https://www.mfs.sa.gov.au/community-safety/home-fire-and-life-safety-fact-sheets/smoke-alarms/	South Australian Metropolitan Fire Service - Smoke Alarms - What you Need to Know

Any enquiries relating to this matter should be directed to City of West Torrens City Development department on 8416 6333 or the South Australian Metropolitan Fire Service on 8204 3611.

LOCAL GOVERNMENT RATES SEARCH

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel: 08 8416 6333
Email: info@wtcc.sa.gov.au
SMS: 0429 205 943
Web: westtorrens.sa.gov.au



09 October 2023

TO: CARRINGTON CONVEYANCERS
PO BOX 6193 Halifax St
ADELAIDE SA 5000

DETAILS OF PROPERTY REFERRED TO:

RATES ASSESSMENT NO : 51643 5
VALUER GENERAL NO : 2128642319
OWNER : Samuel Raymond Altinger and Lena Cristelle Altinger
PROPERTY ADDRESS : 36D Glenburnie Terrace, PLYMPTON SA 5038
VOLUME/FOLIO : CT-6256/938
LOT/PLAN NUMBER : C42377 Lot 4
WARD : Plympton

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

Rates and fines in arrears	.00
Interest on Arrears charged in current financial year	0.00

Rates for current 2023/2024 financial year	1,221.55
--	----------

The rates are payable in four equal (or approximately equal) instalments payable in the months of September, December, March and June of the financial year that the rates are declared. The current year's rates fall due on September 1, 2023; December 1, 2023; March 1, 2024 and June 3, 2024.

Fines and interest will be added as provided by the Local Government Act 1999, as amended.

Less rebates	0.00
Fines (current)	0.00
Legal fees (current)	0.00
Less current year's payments	-305.50
Overpayment	0.00
Refunds	0.00

Balance - Rates Due and payable	916.05
Sundry Property Debts	0.00

TOTAL BALANCE**916.05**
AUTHORISED OFFICER

This statement is made on the 9 October, 2023

Payment Methods**BPAY**

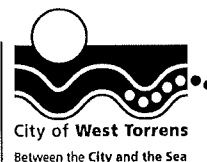
Billers Code: 88567
Reference: 516435

Credit Card

Payments can be made online at westtorrens.sa.gov.au/onlineservices or phone 08 84166333 (during business hours).

LOCAL GOVERNMENT RATES SEARCH

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel: 08 8416 6333
Email: info@wtcc.sa.gov.au
SMS: 0429 205 943
Web: westtorrens.sa.gov.au



NOTIFICATION OF CHANGE OF OWNERSHIP

09 October 2023

Vendor/Purchaser or representative of same to complete and return to:

CITY OF WEST TORRENS
165 SIR DONALD BRADMAN DRIVE
HILTON SA 5033

Telephone (08) 8416 6333
Email info@wtcc.sa.gov.au

Notification of change of owner in respect of:
Samuel Raymond Altinger and Lena Cristelle Altinger

for the property at:
36D Glenburnie Terrace, PLYMPTON SA 5038
title reference;
CT-6256/938

Please remove the aforementioned names from the Assessment Book referenced to:

Rates Assessment No : 51643 5
Valuer General No : 2128642319

and replace with the following new ownership details:
(please list all names IN FULL)

SURNAME or COMPANY NAME	GIVEN NAMES	TITLE (Mr, Mrs, Ms, Dr etc.)	SIGNATURE

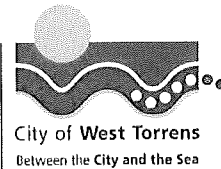
The new owner/s address for issue of rate notices is:

New details provided by (strike out if not applicable):

CARRINGTON CONVEYANCERS
PO BOX 6193 Halifax St
ADELAIDE SA 5000

Signed _____ Date _____

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel: 08 8416 6333
Email: development@wtcc.sa.gov.au
Web: westtorrens.sa.gov.au



DECISION NOTIFICATION FORM

Development Act 1993 – Regulation 42

S Zhou
61 Shakespeare Ave
PLYMPTON PARK SA 5038

DEVELOPMENT NUMBER: 211/622/2019

Dated: 1 July 2019

Registered on: 1 July 2019

Location of Proposed Development

Address: 36 Glenburnie Terrace, PLYMPTON SA 5038

Plan and Lot: D3556 Lot 114 Certificate of Title: CT-5727/78

Nature of Proposed Development:

Demolition of existing dwelling and associated structures

In respect of this proposed development you are informed that:

Nature of Decision	Date	Conditions
BUILDING RULES CONSENT	2 JULY 2019	3
DEVELOPMENT APPROVAL	2 JULY 2019	3
Building Classification Granted:	N/A	

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.

Date of Decision: 2 July 2019

Seng Su
Team Leader - Building
City Development

BUILDING CONDITIONS 211/622/2019

- 1) Demolition work shall be undertaken in accordance with the provisions of Australian Standard 2601-2001 "The Demolition of Structures".
- 2) Where an excavation affects adjacent land in terms of Regulation 75 of the Development Act, the Building Owner must serve notice on the adjoining owner 28 days prior to building work commencing.
- 3) Demolition work must not proceed if it is likely to cause damage to, or adversely affect the structural integrity of adjoining buildings.

Notes:

- 1) The owner/applicant/demolition contractor is to ensure that the requirements of other legislation or authorities are satisfied: eg. EPA, Occupational Health, Safety and Welfare Act, SA Water, Transport SA, Department of Industrial Affairs.
- 2) Building materials or other debris associated with the demolition shall not be burnt on the site. (Refer to the Environment Protection Authority (Burning policy).
- 3) Footways adjacent to the site are to be kept in a safe condition at all times to protect pedestrians. All footways traversed by vehicles using the site shall be maintained for the duration of the work. On completion of the works the footways shall be reinstated to the satisfaction of Council.
- 4) To avoid nuisance or damage being caused to persons or property, effective measures shall be taken to prevent building materials, rubbish, and soil from falling or being blown from the building or site onto other properties or roadways.
- 5) Enquires are made with the Safe Work SA, Mineral Fibre Unit 8303 0405 for the removal and disposal of asbestos wastes.
- 6) If you are removing a building from a common boundary, you are strongly encouraged to consult with the adjoining property owner before commencing any work. Section 5 of the Fences Act, 1975 requires you to give formal notification to and consult with the adjoining property owner if you are replacing an existing fence or removing a building along the common boundary that would, for all purposes, be a dividing fence.
- 7) Where building work affects a public footway or street, the applicant must seek approval from Council's Compliance Dept for authorisation pursuant to Section 221 of the Local Government Act.
- 8) No works other than what is described within this approval form part of this application. A separate development application is required prior to any total or partial removal of a regulated and/or significant tree.
- 9) Pursuant to Section 59 of the *Development Act 1993* a 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, must, in accordance with Regulation 74 of the *Development Regulations 2008*, provide 1 business days' notice to Council of the following stages of building work:
 - The intended commencement and completion of demolition.

- 10) Please note that vacant land is rated at a higher rate than residential property and therefore your rates may increase if your land remains vacant following demolition of the building/s.
For information of the rate in the dollar for vacant land, please ring 8416 6333 or visit www.wtcc.sa.gov.au
- 11) 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 environmental harm.
Refer: http://www.epa.sa.gov.au/xstd_files/Water/Report/building_sites.pdf for additional detail.
- 12) The applicant is reminded that in accordance with the Aboriginal Heritage Act, it is an offence to damage, disturb or interfere with any Aboriginal site, object or remains.
The Kaurna Nation Cultural Heritage Association Inc is responsible for undertaking heritage surveys in this area, their contact details are:
Darren Wanganeen, Chairperson
c/- Emma Riggs
Camatta Lempens Pty Ltd Lawyers
Phone: (08) 8410 0211
Email: ERiggs@camattalempens.com.au
- 13) Once development approval is granted, the development must be:
 - a) Substantially commenced within twelve (12) months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of twelve (12) months from this date (unless Council extends this period), and a new development application shall be required;
 - b) Fully completed within three (3) years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of three (3) years from this date (unless Council extends this period), and a new development application shall be required; and
 - c) Any request for an extension of time must be lodged in writing with the Council prior to the expiry of the above-mentioned periods.
- 14) Pursuant to Section 86(1)(a) of the Development Act, 1993, you have the right of appeal to the Environment, Resources and Development Court against either (1) a refusal of consent or (2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period allowed by the Court.

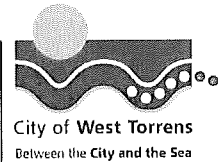
The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (GPO Box 2465, Adelaide SA 5001).

Document Issue Date 2 July 2019



Seng Su
Team Leader - Building
City Development

Civic Centre
 165 Sir Donald Bradman Drive
 Hilton, SA 5033
 Tel: 08 8416 6333
 Email: development@wtcc.sa.gov.au
 Web: westtorrens.sa.gov.au



DECISION NOTIFICATION FORM

Development Act 1993 – Regulation 42

ALEXANDER SYMONDS and Ms E Zhou
 11 King William St
 KENT TOWN SA

DEVELOPMENT NUMBER: 211/684/2018

Dated: 4 July 2018

Registered on: 4 July 2018

Location of Proposed Development

Address: 36 Glenburnie Terrace, PLYMPTON SA 5038

Plan and Lot: D3556 Lot 114 **Certificate of Title:** CT-5727/78

Nature of Proposed Development:

Combined Application; Land division - Community Title; SCAP No. 211/C083/18; Create three (3) additional allotments and common property; and construction of a two-storey residential flat building comprising four (4) dwellings and associated retaining wall and fence (2.25m maximum combined height)

In respect of this proposed development you are informed that:

Nature of Decision	Date	Conditions
DEVELOPMENT PLAN CONSENT	26 MARCH 2019	7
LAND DIVISION (COMMUNITY TITLE)	26 MARCH 2019	3
BUILDING RULES CONSENT	18 JULY 2019	7 PCERT
DEVELOPMENT APPROVAL	23 JULY 2019	17
Building Classification Granted:	1A, 10A & 10B	

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.

Date of Decision: 23 July 2019

Amy Morden

Amy Morden
 Development Technician
 City Development

211/684/2018

SCAP No. - 211/C083/18

DEVELOPMENT PLAN CONSENT CONDITIONS

1. Development is to take place in accordance with the following plans relating to Development Application No. 211/684/2018 (SCAP 211/C083/18).
 - Plan of division prepared by Alexander Symonds (Revision: F, Date: 27/02/2019)
 - Architectural drawings prepared by ThreeSixFive Design Studio (Drawings 1-3, Issue: I)
 - Civil Plan prepared by HK Consulting Engineers (Revision: C2, Date: 13/01/2019)
2. Prior to occupation of the residential flat building approved herein, the upper level windows located on the eastern and western façades of the building shall be fitted with fixed with obscure glass to a minimum height of 1.7 metres above the upper floor level, as indicated on the approved Elevations Plan by ThreeSixFive Design Studio (Drawing no: 3, Issue: D). Obscure glass shall be maintained in good condition at all times to the reasonable satisfaction of Council.
3. Within one (1) month of the completion of the development approved herein, all driveways, parking and manoeuvring areas shall be formed, surfaced with concrete, bitumen or paving and properly drained, and maintained in good condition at all times to the reasonable satisfaction of Council.
4. Within one (1) month of the completion of the development approved herein, the stormwater management system, as indicated on the approved 'Civil Plan' by HK Consulting Engineers (Revision: C2, Date: 13/01/2019), shall be installed on site.
5. All stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and, for this purpose, stormwater drainage will not at any time:
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; or
 - e) Flow across footpaths or public ways.
6. Within one (1) month of the practical completion of the development approved herein, all landscaping indicated on the approved 'Proposed Site Plan' by ThreeSixFive Design Studio (Drawing no: 1, Issue: D) shall be planted.
7. All landscaping shall be maintained in good health and condition at all times and any dead or diseased plants shall be replaced immediately to the reasonable satisfaction of the Council.

**LAND DIVISION CONSENT CONDITIONS
COUNCIL REQUIREMENTS:**

Nil

STATE COMMISSION ASSESSMENT PANEL REQUIREMENTS:

8. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water H0074317)

SA Water Corporation further advise that an investigation will be carried out to determine if the water and/or sewer connection/s to your development will be costed as standard or non-standard.

The developer must inform potential purchasers of the community lots in regards to the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

9. Payment of \$20490.00 into the Planning and Development Fund (3 allotment/s @ \$6830.00 /allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide.
10. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate Purposes.

BUILDING CONDITIONS 211/684/2018

The Building Rules Consent has been issued by a Private Certifier.
Refer to conditions/notes attached to their Decision Notification.

Note:

A copy of the Builder's certificate of Indemnity Insurance (Home Owners Warranty) must be provided to Council for any individual building work contract equal to or greater than \$12,000 as per Division 3 Part 5 of the *Building Work Contractors Act 1995* prior to commencement of the works.

Notes:

- 1) If an application for a certificate under Section 51 of the Development Act 1993 is not lodged with the State Commission Assessment Panel within 12 months from the operative date of the consent and/or approval hereby granted, the relevant consent or approval will lapse at the expiration of three years from the operative date of the consent or approval.

Pursuant to Section 48 of the Development Regulations 2008, any consent or approval hereby granted will lapse at the expiration of 12 months from the date of the consent or approval.

- 2) Street numbering for this proposal has not yet been allocated. Please contact the City of West Torrens Rates Department on 8416 6333 for street numbering advice.

- 3) Pursuant to Regulation 60(4)(b)(ii) Council has no record of when the dwelling/s on site were approved for construction.
- 4) If you are building up to a common boundary, you are strongly encouraged to consult with the adjoining property owner before commencing any work.

Section 5 of the Fences Act, 1975 requires you to give formal notification to, and consult with, the adjoining property owner if you are replacing an existing fence or building a freestanding wall along the common boundary that would, for all purposes, be a dividing fence. A wall that forms part of a building to be located along the boundary is also subject to this formal requirement.

- 5) It is highlighted that any existing crossing places not providing vehicle access on the approved plans shall be closed off to Council's requirements and any new or modified crossing places shall be constructed to Council's requirements. New vehicle crossing places shall be located a minimum of 1000mm from any existing or proposed verge features (ie: crossing places, stormwater connections, stobie poles) and a minimum of 2000mm from any existing street tree (unless approval is granted by Council for a closer offset).

An "Application to Construct a Vehicular Crossing Place(s) Across Council Land" is required to be lodged (including payment of lodgement fee) and approved by Council's City Assets Department prior to the undertaking of any works.

- 6) It is highlighted that any existing stormwater drainage connection(s) not required on the approved plans shall be removed to Council's requirements and any new or modified stormwater drainage connection(s) shall be constructed to Council's requirements. New stormwater drainage connection(s) shall be located a minimum of 1000mm from any existing or proposed verge features (ie: crossing places, stormwater connections, stobie poles) and a minimum of 2000mm from any existing street tree (unless approval is granted by Council for a closer offset).

An "Application to Connect a Stormwater Drain(s) Across Council Land" is required to be lodged (including payment of lodgement fee) and approved by Council's City Assets Department prior to the undertaking of any works.

- 7) It is highlighted that any new or modified underground consumer mains connection(s) with the road reserve shall be constructed to Council's requirements.

An "Application for Permission to Lay Underground Consumer Mains within Council Land" is required to be lodged (including payment of lodgement fee) and approved by Council's City Assets Department prior to the undertaking of any works.

- 8) Any damage to footpaths or driveways resulting from development of the site (including any associated works contractors) shall be rectified by the owner/builder. Any costs of rectifying any such conflict with existing Council infrastructure shall be borne by the applicant.
- 9) The footpath and driveways must be monitored by the owner/builder during development to ensure that any damage which occurs must be rectified immediately to mitigate potential trip hazards and ensure ongoing safety of pedestrians and site workers.
- 10) The footpath and verge area must be kept clear at all times of all obstructions including but not limited to, vehicles, building supplies or materials and debris. Any requirement to place

items on the footpath or road requires the written approval of Council's City Assets Department.

- 11) No street trees are to be removed without prior approval from Council and shall be replaced at the applicant's expense to the satisfaction of Council.
- 12) Prior to the commencement of construction of the development herein approved, it is recommended that the applicant employs the services of a licensed Land Surveyor to carry out an identification survey of the subject land and to peg the true boundaries, to ensure that building work will be either on the true boundaries or the specified distance from the true boundaries of the subject land, as the case may be.
- 13) 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 environmental harm. Refer Environment Protection Authority for additional details.
- 14) Developers are responsible for providing telecommunications infrastructure in their developments. To provide this infrastructure, you need to contract a carrier to install telecommunications infrastructure in your new development. Developers can choose any carrier to service their development if they don't choose another carrier.

Telstra is the Infrastructure Provider of Last Resort for smaller developments (less than 100 lots), until the nbn™ rolls out in the area. You can view the nbn™ rollout map [here](#).

Developers are asked to apply at least 6 months before the required date of service to ensure a connection is ready when residents move in. If you have a new or recently approved development application please visit the [nbn's website](#) to register your development to ensure it is **nbn™** ready.

Website Links

Australian Government's [Telecommunications in New Developments](#) policy

How to get nbn™ ready [fact sheet](#)

nbn™ new property [developments page](#)

- 15) Once development approval is granted, the development must be:
 - a) Substantially commenced within twelve (12) months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of twelve (12) months from this date (unless Council extends this period), and a new development application shall be required;
 - b) Fully completed within three (3) years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of three (3) years from this date (unless Council extends this period), and a new development application shall be required; and
 - c) Any request for an extension of time must be lodged in writing with the Council prior to the expiry of the above-mentioned periods.
- 16) Pursuant to Section 86(1)(a) of the Development Act, 1993, you have the right of appeal to the Environment, Resources and Development Court against either (1) a refusal of consent or (2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period allowed by the Court.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (GPO Box 2465, Adelaide SA 5001).

- 17) Pursuant to Section 59 of the *Development Act 1993* a 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, must, in accordance with Regulation 74 of the *Development Regulations 2008*, provide 1 business days' notice to Council of the following stages of building work:

- The intended commencement of building work on site;
- The intended commencement of pouring of footings;
- The intended completion of wall and roof framing (including top and bottom chord restraints, bracing and tie-downs) and, a completed Supervisor checklist must be provided to Council within 1 business day of this notice being given;
- Commencement or completion of any verandah or carport that has been attached to existing roof framing and, a completed Supervisor checklist must be provided to Council within 1 business day of this notice being given;
- The completion of building work.

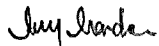
Note:

Where a commencement notice is given, it 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).

Pursuant to Section 59 of the *Development Act 1993*, a completed Statement of Compliance, Parts A & B for the building work must be provided to Council (excludes Class 10 building classification) within 10 business days after a notice of completion with respect to the building work is given.

- Part A of the statement must be signed by the licensed building work contractor responsible for carrying out the relevant building work or, if there is no such person, by a registered building work supervisor or a private certifier;
- Part B must be signed by the owner of the relevant land, or by someone acting on his or her behalf.

Document Issue Date 23 July 2019



Amy Morden
Development Technician
City Development

Rocco Ciancio

Private Certifier
 PO Box 16 ASHTON SA 5137
 P:08 8390 1809 E:admin@rocco.net.au
 Ref #: B11967

Building Rules
 Decision Notification Form

To: E. Zhou
 For: J. Wang

Development number: 211/684/2018
 Development Plan Consent authority: West Torrens City Council
 Development Plan Consent description: Combined Application; Land division - Community Title; SCAP No. 211/C083/18; Create three (3) additional allotments and common property; and construction of a two-storey residential flat building comprising four (4) dwellings and associated retaining wall and fence (2.25m maximum combined height)
 Local government authority: West Torrens City Council

Location of proposed development: 36 Glenburnie Terrace Plympton SA 5038
 Property details: Lot:114 DP:3556 CT:5727/78

Nature of proposed development: Four dwellings with private garages & verandahs and retaining walls with fences

In respect of this proposed development you are informed that:

Nature of consent:	Consent granted	Number of conditions	Consent refused
Building rules consent	18-Jul-2019	7	-----

Attached are building classification details as per Building Code of Australia (BCA) Volume Two, in the National Construction Code (NCC) series, including, if applicable, approved number of occupants as per Deemed to Satisfy (DtS) provisions.

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 unless the development is an approved development under the Act. An approved development is one where a relevant authority has assessed the development against and granted consent in respect of each of the matters prescribed in Section 33(1) of the *Development Act 1993*.

The following Building Rules Consent endorsed documents relate to this proposal:

Development Plan Consent: 211/684/2018
 Architectural details: Three Six Five Design Studio
 Engineering details: HK Consulting Engineers
 Roof Truss details: Regency Timber Supplies Frame & Truss, MiTEK Australia Ltd
 Framework details: Regency Timber Supplies, Frame & Truss
 Energy efficiency details: Stephen Crammond, Energy and outdoor Design
 Building specification details: Housing Industry Association

Rocco Ciancio
 Private Certifier
 Registration #: PC028
 Sheets attached: 1

Signed:



Rocco Ciano

Conditions of Building Rules Consent
Section 42 *Development Act, 1993*

Ref #: B11967
Sheet 1 of 1

Development number: 211/684/2018
Building Rules Matter: Four dwellings with private garages & verandahs and retaining walls with fences
Site address: 36 Glenburnie Terrace Plympton SA 5038
Applicant: E. Zhou
Classification: 1a, 10a, 10b

Conditions of consent:

1. Where a builder is engaged to do this domestic building work, a "Certificate of Insurance" is to be lodged with the council by the owner. Where the work is to be carried out by the owner, then a licensed "building supervisor" must be engaged to supervise the work *prior* to work commencing and you are reminded that building indemnity insurance is required where individual work contracts exceed \$12,000. Details must be submitted to council on or before the giving of notice of commencement of the building work under Regulation 74 of *Development Regulations 2008*. (Regulation 21(2) & 83AB).
2. The building owner proposing any excavation or filling of a nature prescribed in Regulation 75 of the *Development Regulations 2008* is required to serve upon the adjoining owner a notice of their intention to perform that work at least 28 days prior to commencing work as required by Section 60 of the *Development Act 1993*. (Section 60, Regulation 75).
3. Roof storm water box gutters must be constructed with rainwater heads-sumps and overflow spouts so as to not permit water to flow into the inner parts of the building in accordance with this BCA Part or be at least equivalent to the Deemed-to-Satisfy provisions and AS/NZS3500 Parts 3 or 5. (BCA P2.2.1).
4. Party wall construction, notifications, costs and registering rights of easements on the certificate of titles for each adjoining owner must be in accordance with the *Real Property Act, 1886*, the *Registration of Deeds Act, 1935* (if applicable) and with this Section of the *Development Act 1993*. (Section 61).
5. The building works must conform to the *Performance Solutions* that have been formulated for this building. (BCA1.0.3).
6. Building work must be in accordance with Building Code and approved documents. Variations to design, materials or systems affecting building safety or occupant health must be approved in writing prior to variations occurring. (Section 33(1)).
7. The development proposal must conform to the development plan consent requirements, including any conditions of that consent subject to any specified Schedule 22A certificate of consistency variations. (Section 93).

CodeMark, certificates and professional opinions:

CodeMark certificates have been relied upon for this proposal in accordance with legislative provisions. The following certificates and professional opinions have been provided and relied upon for determining this proposal:

- Truss design certificates by Regency Timber Supplies Frame & Truss, MiTEK Australia Ltd.
- Energy efficiency design certificates by Stephen Crammond, Energy and outdoor Design.

Performance solutions:

The following performance solution has been formulated for this proposal:

Compliance Solution Proposal: RendaPanel External Wall Cladding
Deemed To Satisfy Solution: BCA 3.5.3
Performance Requirements: P2.1 Structure; P2.2 Damp and Weatherproofing; P2.3 Fire Safety; P2.6 Energy Efficiency
Performance Solution: Refer CodeMark Certificate of Conformity No: CMA-CM40139
Assessment Method: BCA 1.0.5 (a) Evidence of Suitability in accordance with BCA 1.2.2.

Compliance Solution Proposal: Comparison with the Deemed-To-Satisfy Method for Energy Efficiency
Deemed To Satisfy Solution: BCA 3.12.0
Performance Requirement: Energy Efficiency: P2.6.1 Building
Performance Solution: Building thermal performance
Assessment Method: BCA 1.0.5.(d) Comparison with the *Deemed-To-Satisfy* Provisions

Statement of compliance:

At the completion of building works and prior to occupying the building, the completed *Schedule 19A statement of compliance* must be forwarded to the West Torrens City Council, with a copy to the *private certifier*. The statement must be accompanied by any compliance certificates for electrical, water and gas plumbing.

Notes:

This consent is only for Building Rules purposes for work to be carried out within the site boundaries and excludes work to both adjoining properties and public spaces. This consent does not include, infer or suggest compliance with any other legislation; nor Development Plan Consent ("planning"); nor Development Approval matters; nor ancillary products, factors and requirements; nor suitability of chosen design, materials, other factors such as acceptable levels of design criteria, maintenance regimes, limitations, etc.; nor risks associated with siting, location, environmental and other design factors; nor proprietary systems and materials requirements and limitations; nor construction and final project outcomes. Where relevant, you need to discuss any concerns with the designers, builder, contractors, suppliers, relevant legislated authority; council; State and Federal Authorities.

R Ciano
18-Jul-2019



Data Extract for Section 7 search purposes

Valuation ID 2128642319

Data Extract Date: 09/10/2023

Parcel ID: C42377 F4

Certificate Title: CT6256/938

Property Address: 36D GLENBURNIE TCE PLYMPTON SA 5038

Zones

Housing Diversity Neighbourhood (HDN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 15 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.

Building Near Airfields

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

Hazards (Flooding - Evidence Required)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

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

**Property Interest Report including
Land Tax and SA Water Certificates
(22 pages)**

Property Interest Report

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

Title Reference	CT 6256/938	Reference No. 2507896
Registered Proprietors	S R & L C*ALTINGER	Prepared 06/10/2023 11:43
Address of Property	36D GLENBURNIE TERRACE, PLYMPTON, SA 5038	
Local Govt. Authority	CITY OF WEST TORRENS	
Local Govt. Address	165 SIR DONALD BRADMAN DRIVE HILTON SA 5033	

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 <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) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for 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
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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
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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.	<i>Fences Act 1975</i>	
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
10.	<i>Fire and Emergency Services Act 2005</i>	
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.	<i>Food Act 2001</i>	
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.	<i>Ground Water (Qualco-Sunlands) Control Act 2000</i>	
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.	<i>Heritage Places Act 1993</i>	
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.	<i>Highways Act 1926</i>	
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.	<i>Housing Improvement Act 1940 (repealed)</i>	
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.	<i>Housing Improvement Act 2016</i>	

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
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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 | 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.

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

20. *Local Government Act 1934 (repealed)*

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
25. <i>Native Vegetation Act 1991</i>		
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. <i>Natural Resources Management Act 2004 (repealed)</i>		
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. <i>Outback Communities (Administration and Management) Act 2009</i>		
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**
- 107 Port Road Thebarton (Thebarton Brewery Precinct) - Lion Beer, Spirits & Wine Pty Ltd is proposing to rezone this land to Urban Corridor (Boulevard) or Urban Corridor (Business) - or a combination of both - with an area retained as Open Space. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone 1800752664.
- Code Amendment**
- Glandore - seeks to allow the City of West Torrens to correct an anomaly that has had undesired consequences, and to support development that will better complement the adjacent residential character and desires of the council and local community. 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**
- 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**
- Tunnel Protection Overlay (early commencement) - The Department for Infrastructure and Transport is introducing a Tunnel Protection Overlay that will apply to the River Torrens to Darlington Project (T2D) tunnels. The Overlay aims to ensure that future development activity and construction work nearby does not impact the tunnels. 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 development

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

also

Contact the Local Government Authority for other details that might apply

29.7 section 155 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning

Plant Health in PIRSA has no record of any notice or order affecting this title

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

- | | | |
|------|---|---|
| 31.1 | Part 3 - Notice | Public Health in DHW has no record of any notice or direction affecting this title
also
Contact the Local Government Authority for other details that might apply |
| 31.2 | <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 | <i>Public and Environmental Health (Waste Control) Regulations 2010</i> (revoked) regulation 19 - Maintenance order (that has not been complied with) | Public Health in DHW has no record of any order affecting this title
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 | <i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 - Condition (that continues to apply) of an approval | Public Health in DHW has no record of any condition affecting this title
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 | <p>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</p> <p>also</p> <p>The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title</p> <p>also</p> <p>Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.</p> <p>also</p> <p>Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.</p> <p>also</p> <p>Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.</p> |
|------|---|---|

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 | DEW has no record of any notice affecting this title |

enactment) - Notice to pay levy

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 Title

Title Reference: CT 6256/938
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
30/06/2021	26/07/2021	13561436	BY-LAWS	FILED	C42377

Registrar-General's Notes

No Registrar-General's Notes exist for this title

Certificate of Title

Title Reference: CT 6256/938
Status: CURRENT
Parent Title(s): CT 5727/78
Dealing(s) Creating Title: ACT 13561435
Title Issued: 26/07/2021
Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
11/10/2021	14/10/2021	13632260	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION (ACN: 007 457 141)
11/10/2021	14/10/2021	13632259	TRANSFER	REGISTERED	SAMUEL RAYMOND ALTINGER, LENA CRISTELLE ALTINGER

Certificate of Title

Title Reference CT 6256/938
Status CURRENT
Easement NO
Owner Number 18578185
Address for Notices 36D GLENBURNIE TCE PLYMPTON, SA 5038
Area 136m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

SAMUEL RAYMOND ALTINGER
LENA CRISTELLE ALTINGER
OF 36D GLENBURNIE TERRACE PLYMPTON SA 5038
AS JOINT TENANTS

Description of Land

LOT 4 PRIMARY COMMUNITY PLAN 42377
IN THE AREA NAMED PLYMPTON
HUNDRED OF ADELAIDE

PORTION OF THE WITHIN LAND MARKED X ON C42377 EXISTS ABOVE A LEVEL OF 18.75 METRES A.H.D.

Last Sale Details

Dealing Reference TRANSFER (T) 13632259
Dealing Date 11/10/2021
Sale Price \$529,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13632260	WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
2128642319	CURRENT	36D GLENBURNIE TERRACE, PLYMPTON, SA 5038

Notations

Dealings Affecting Title

NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
30/06/2021 15:56	13561436	BY-LAWS	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	2128642319
Type	Site & Capital Value
Date of Valuation	01/01/2023
Status	CURRENT
Operative From	01/07/2022
Property Location	36D GLENBURNIE TERRACE, PLYMPTON, SA 5038
Local Government	WEST TORRENS
Owner Names	SAMUEL RAYMOND ALTINGER LENA CRISTELLE ALTINGER
Owner Number	18578185
Address for Notices	36D GLENBURNIE TCE PLYMPTON, SA 5038
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	6HGALF
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
C42377 LOT 4	CT 6256/938

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$250,000	\$600,000			
Previous	\$191,000	\$550,000			

Building Details

Valuation Number	2128642319
Building Style	Conventional
Year Built	2020
Building Condition	Very Good
Wall Construction	Composite Construction
Roof Construction	Colourbond
Equivalent Main Area	142 sqm
Number of Main Rooms	6

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



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: 2507896

DATE OF ISSUE

06/10/2023

CARRINGTON CONVEYANCERS (SA) PTY LTD
POST OFFICE BOX 6193
HALIFAX STREET SA 5000

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

S R & L C ALTINGER

FINANCIAL YEAR

2023-2024

PROPERTY DESCRIPTION

36D GLENBURNIE TCE / PLYMPTON SA 5038

ASSESSMENT NUMBER

2128642319

TITLE REF.

(A "+" indicates multiple titles)

CT 6256/938

TAXABLE SITE VALUE

\$250,000.00

AREA

0.0136 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			
= <u>AMOUNT PAYABLE</u>	\$	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

04/01/2024



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Account Number 21 28642 31 9	L.T.O Reference CT6256938	Date of issue 9/10/2023	Agent No. 8724	Receipt No. 2507896
--	------------------------------	----------------------------	-------------------	------------------------

CARRINGTON CONVEYANCERS (SA) PTY LTD
PO BOX 6193 HALIFAX STREET
ADELAIDE SA 5000
info@ccproperty.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: S R & L C ALTINGER
Location: 36D GLENBURNIE TCE PLYMPTON LT4 C42377
Description: 6HGALF **Capital Value:** \$ 600 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2023

				\$
		Arrears as at: 30/6/2023	:	0.00
Water main available:	1/10/2021	Water rates	:	74.20
Sewer main available:	1/10/2021	Sewer rates	:	92.10
		Water use	:	28.41
		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	:	194.71CR
		Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 74.20 Sewer: 92.10 Bill: 11/10/2023

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

The last Water Use Year ended on 30/03/2023.

MAINS WATER USE CHARGE of \$25.39 should be added to the Balance Outstanding above.

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:

S R & L C ALTINGER

Water & Sewer AccountAcct. No.: **21 28642 31 9****Amount:** _____**Address:**36D GLENBURNIE TCE PLYMPTON LT4
C42377

Payment Options

EFT**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	2128642319

**Biller code: 8888**
Ref: 2128642319**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: 2128642319

**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

**Emergency Services Levy Certificate
dated 06/10/2023
(1 page)**



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: 2507896

CARRINGTON CONVEYANCERS (SA) PTY LTD
POST OFFICE BOX 6193
HALIFAX STREET SA 5000

DATE OF ISSUE

06/10/2023

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

18578185

OWNERSHIP NAME

S R & L C ALTINGER

PROPERTY DESCRIPTION

36D GLENBURNIE TCE / PLYMPTON SA 5038

ASSESSMENT NUMBER

2128642319

TITLE REF.

(A "+" indicates multiple titles)

CT 6256/938

CAPITAL VALUE

\$600,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2023-2024

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00
\$ 242.85
\$ 152.15
\$ 0.00
\$ 0.00
\$ 140.70

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

04/01/2024



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

18578185

OWNERSHIP NAME

S R & L C ALTINGER

ASSESSMENT NUMBER

2128642319

AMOUNT PAYABLE

\$140.70

AGENT NUMBER

100032682

AGENT NAME

CARRINGTON CONVEYANCERS (SA) PTY LTD

EXPIRY DATE

04/01/2024

+80011962580022> +001571+ <0550927403> <0000014070> +444+

**Community Corporation search
(26 pages)**

STATEMENT PURSUANT TO SECTION 139 OF THE COMMUNITY TITLES ACT 1996

This statement is issued on: **9 October 2023** for the following:

Community Corporation No. 42377 Inc.
Unit 36D, Lot 4, 36 Glenburnie Terrace, Plympton SA 5038

This statement has been issued for:

Name: Chelsea Simpson
Address: info@ccproperty.com.au

The Community Corporation certifies the following with respect to the Unit being the subject of this Statement:

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

Total amount last determined with respect to the lot

Amount	Period
\$783.00	01 Jan 2024 to 31 Dec 2025

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

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

Amount	Period	Date due
\$195.75	01 Jan 2024 to 31 Mar 2024	01 Jan 2024
\$195.75	01 Apr 2024 to 30 Jun 2024	01 Apr 2024
\$195.75	01 Jul 2024 to 30 Sep 2024	01 Jul 2024
\$195.75	01 Oct 2024 to 31 Dec 2024	01 Oct 2024

Amount owing	\$0.00
--------------	---------------

Interest due on unpaid levies	\$0.00
-------------------------------	---------------

Amount in credit for prepaid levies	\$0.00
-------------------------------------	---------------

2. Sinking fund – contributions payable by regular periodic instalments or lump sum

Total amount last determined with respect to the lot

Amount	Period
\$54.00	01 Jan 2024 to 31 Dec 2025

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

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

Amount	Period	Date due
\$13.50	01 Jan 2024 to 31 Mar 2024	01 Jan 2024
\$13.50	01 Apr 2024 to 30 Jun 2024	01 Apr 2024
\$13.50	01 Jul 2024 to 30 Sep 2024	01 Jul 2024
\$13.50	01 Oct 2024 to 31 Dec 2024	01 Oct 2024

Amount owing	\$0.00
--------------	---------------

Interest due on unpaid levies	\$0.00
-------------------------------	---------------

Amount in credit for prepaid levies	\$0.00
-------------------------------------	---------------

3. Special contributions

None

4. Particulars of Assets and Liabilities of the Corporation

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

5. Particulars of any Expenditure

- (a) Incurred by the Corporation – please refer to minutes of meetings
- (b) Resolved to be incurred to which the unit holder must, or is likely to be required to, contribute – please refer to minutes of meetings

6. Insurance policies

Particulars of all insurance policies that the community corporation has taken out.

Policy No. CA0006093153 CHU Insurance

Type:	Community	Broker:	Coverforce International Towers Sydney, Level 26 Tower One, Barangaroo NSW 2000				
Premium:	\$1,265.66	Paid on:	29/09/2023	Policy start date:	29/09/2023	Next due:	29/09/2024
Cover		Sum insured		Excess			
Common Property		\$200,000.00		\$1,000.00			
Public Liability		\$20,000,000.00		\$0.00			
Office Bearers Liability		\$250,000.00		\$0.00			
Fidelity Guarantee		\$100,000.00		\$0.00			
Legal Defence		\$50,000.00		\$1,000.00			

7. Documents Supplied

- (i) Minutes of general meetings of the corporation and meetings of the management committee for the last two years
- (ii) Statement of Accounts of the corporation last prepared by the corporation
- (iii) The current policies of insurance taken out by the corporation
- (iv) By-laws of the corporation

The information provided is accurate as at the date of this Statement and is not intended to be relied upon by any party other than the person who requested this Statement under Section 139 of the Act.

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

This Statement was prepared on behalf of Community Corporation No. 42377 Inc. by

Signed: 
 Mark Griffiths
 Strata Management SA

225 Fullarton Road
 Eastwood SA 5063

Conveyancers – please note that water usage invoices on this property are paid by owners directly to SA Water
Please also advise of changes in ownership immediately upon settlement



Strata Management SA
 ABN 49 500 350 625
 225 Fullarton Road
 Eastwood SA 5063
 (08) 7081 0375

Balance Sheet

As at 09/10/2023

Community Corporation No. 42377 Inc.

36 Glenburnie Terrace, Plympton SA 5038

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	(966.36)
Owners Equity--Admin	736.30
	(230.06)
Sinking Fund	
Operating Surplus/Deficit--Sinking	50.00
Owners Equity--Sinking	150.00
	200.00
Net owners' funds	-\$30.06
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	(10.06)
	(10.06)
Sinking Fund	
Cash at Bank--Sinking	200.00
	200.00
<i>Total assets</i>	189.94
Less liabilities	
Administrative Fund	
Creditors--Other--Admin	220.00
	220.00
Sinking Fund	
	0.00
<i>Total liabilities</i>	220.00
Net assets	-\$30.06

MINUTES OF THE ANNUAL GENERAL MEETING

COMMUNITY CORPORATION NO. 42377 INC.

36 Glenburnie Terrace, Plympton SA 5038

The Annual General Meeting of the Corporation took place on:

DATE: 5/10/2023
 TIME: 05:30 PM
 VENUE: By Zoom

PRESENT:

Lot#	Unit#	Attendance	Representative
1	36A	Yes	L Whitelock
2	36B	Yes	P Newman
3	36C	Yes	C Fitzgerald
4	36D	Yes	S Altinger By Proxy To Strata Management SA

CHAIRPERSON (acting): The meeting requested that Mark Griffiths of Strata Management SA assist the Presiding Officer in chairing the meeting and the Secretary in recording the minutes.

Minutes of the meeting:

1 QUORUM

The body corporate manager advised that a quorum was present and the meeting commenced at 5:30 PM

Number of lots with contributions not paid who are not entitled to attend and vote at this meeting inline with Section 83(4) of the *Community Titles Act 1996* : 0

2 MINUTES

Resolved that the minutes of the last general meeting of the owners corporation on 15/11/2022 be confirmed as a true record of the proceedings of that meeting.

3 FINANCIAL STATEMENTS

Resolved that the statement of income and expenditure for the period ended 31/08/2023 be accepted as a true and accurate statement of the Corporation's financial position.

4 INSURANCE

The body corporate manager advised that the insurance sums are required to be discussed each year with the property to be insured for the full replacement value and recommended that an independent valuation be obtained by time to time to ensure that the rising costs of rebuilding are taken into account.

It was noted that the current insurances held by the body corporate are:

Policy No.CA0006093153 With CHU Insurance Of Type : Community Through Broker : Coverforce Next due : 29/09/2024

Cover	Sum Insured	Excess
Common Property	\$200,000.00	\$1,000.00
Public Liability	\$20,000,000.00	
Office Bearers Liability	\$250,000.00	
Fidelity Guarantee	\$100,000.00	
Legal Defence	\$50,000.00	\$1,000.00

Strata Management SA was requested to arrange quotations for the insurance prior to renewal with the quotations to be sent to the Presiding Officer for a decision.

After discussion it was resolved that the common property sum insured remain the same for the year ahead.

5 MAINTENANCE**Grounds Maintenance**

The meeting confirmed to continue with the existing arrangements with the owners maintaining the common areas.

Current Maintenance

NIL

Projected Maintenance

NIL

6 GENERAL BUSINESS
NIL

OVERDUE LEVIES

Resolved "that if a contribution levied upon an owner is not paid on the date in which it becomes due and payable in accordance with a resolution of the corporation, the corporation will apply an interest charge on those levies at the rate of 10% per annum."

Resolved "that Strata Management SA is authorized on behalf of the corporation to carry out the necessary steps to recover unpaid contributions included the sending of reminder notices, passing the debt to a debt collector and legal action. All costs associated with the contemplated or actual recovery of outstanding funds are to be charged by the corporation to the individual unit responsible for the unpaid contribution."

Resolved "that Strata Management SA must charge the interest and account keeping fees to the relevant unit owners as appropriate and that any requests for reimbursement of these charges must be made by the unit owner after making payment to ensure their voting right is maintained at a general meeting of the corporation."

7 BUDGET

The statement of estimated receipts and payments (budget) was tabled with the meeting considering the role of a sinking fund in providing monies for the future and future maintenance plans. The budget estimates for the year as adopted are attached to the minutes.

The meeting agreed that they would like the \$200 Grounds maintenance noted in the budget removed, the owners agreed that if the corporation ran into shortfall throughout the year then a special levy could then be raised.

8 CONTRIBUTIONS

It was resolved

(a) That contributions to the administrative fund are estimated in accordance with Section 114 (1) of the Community Titles Act 1996 and determined in accordance with Section 114 (2) of the Community Titles Act 1996 at \$3,100.00; and

(b) That contributions to the sinking fund are estimated in accordance with Section 116 (1) of the Community Titles Act 1996 and determined in accordance with Section 114 (2) of the Community Titles Act 1996 at \$200.00; and

(c) That both contributions be paid in equal quarterly instalments, the first such instalment being due on 1/01/2024 and subsequent instalments being due on the first days of 1/04/2024, 1/07/2024, 1/10/2024.

9 OFFICE BEARERS

The meeting sought nominations for the officers of the corporation and the formation of the management committee for the forthcoming year. It was resolved that the following members be appointed:

Presiding Officer - Lou Whitelock (Unit 1)

Secretary/Treasurer - Jenna Newman (Unit 2)

It was further resolved that a Management Committee comprising all owners be appointed for the forthcoming year.

10 APPOINTMENT OF BODY CORPORATE MANAGEMENT

It was resolved that Strata Management SA be appointed as body corporate managers and the public officer for the corporation for the year ahead on the basis of the fees as listed in the accepted budget.

The meeting authorises the Presiding Officer to sign the Management Agreement with Strata Management SA on behalf of the corporation. It was noted that should the Management Agreement not be returned to the manager within 14 days it will be taken as being accepted and the manager is authorised to execute the agreement on behalf of the corporation.

By appointing Strata Management SA as body corporate managers the corporation is delegating the duties of the Secretary and Treasurer on behalf of the corporation inline with the Community Titles Act. At the completion of the management term, the appointment continues with a 28 day notice period, unless determined otherwise at a General Meeting of the Corporation.

11 NEXT MEETING

The next Annual General Meeting is to be tentatively scheduled for October 2024

CLOSURE: There being no further business, the chairperson declared the meeting closed at 5:50 PM



Strata Management SA
 ABN 49 902 390 029
 225 Federation Road
 Northwood SA 5061
 (08) 7081 0378

Approved Budget to apply from 01/09/2023

Community Corporation No. 42377 Inc.

36 Glenburnie Terrace, Plympton SA 5038

Administrative Fund

Approved budget

Revenue

Levies Due--Admin	2,900.00
<i>Total revenue</i>	2,900.00

Less expenses

Admin--Agent Disbursements	158.40
Admin--Auditors--Audit Services	148.50
Admin--Auditors--Taxation Services	132.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	770.00
Admin--Meeting Fees	220.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	1,300.00
<i>Total expenses</i>	2,818.90

Surplus/Deficit	81.10
------------------------	-------

Opening balance	736.30
-----------------	--------

Closing balance	\$817.40
------------------------	----------

Total units of entitlement	10000
----------------------------	-------

Levy contribution per unit entitlement	\$0.29
--	--------

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

Levies Due--Sinking

200.00

Total revenue

200.00

Surplus/Deficit

200.00

Opening balance

150.00

Closing balance

\$350.00

Total units of entitlement

10000

Levy contribution per unit entitlement

\$0.02



Strata Management SA
ABN 69 600 390 620
226 Palford Road
Surrey Hills VIC 3105
(03) 7081 0379

Statement of Financial Performance for the financial year to 31/08/2023

Community Corporation No. 42377 Inc.

36 Glenburnie Terrace, Plympton SA 5038

Administrative Fund

Current period

01/09/2022-31/08/2023

Revenue

Levies Due (Special)--Admin	1,100.00
Levies Due--Admin	1,800.00
<i>Total revenue</i>	2,900.00

Less expenses

Admin--Agent Disbursements	132.00
Admin--Auditors--Audit Services	148.50
Admin--Auditors--Taxation Services	132.00
Admin--Bank Charges--Bpay	20.00
Admin--Management Fees--Standard	600.00
Admin--Storage & Archive Fees	33.00
Insurance--Premiums	1,098.20
<i>Total expenses</i>	2,163.70

Surplus/Deficit

	736.30
Opening balance	0.00

Closing balance

	\$736.30
--	----------

Sinking Fund**Current period**

01/09/2022-31/08/2023

Revenue

Levies Due--Sinking

150.00

*Total revenue*150.00**Less expenses***Total expenses*0.00**Surplus/Deficit**150.00

Opening balance

0.00

Closing balance\$150.00

MINUTES OF THE ANNUAL GENERAL MEETING

COMMUNITY CORPORATION NO. 42377 INC.

36 Glenburnie Terrace, Plympton SA 5038

The Annual General Meeting of the Corporation took place on:

DATE: 15/11/2022**TIME:** 05:30 PM**VENUE:** via Zoom**PRESENT:**

Lot #	Unit #	Attendance	Representative
1	36A	Yes	L Whitelock
2	36B	Yes	P & J Newman
3	36C	Yes	C Fitzgerald
4	36D	Yes	S Altinger
Michael Haines of Strata Management SA			

CHAIRPERSON (acting): The meeting requested that Michael Haines of Strata Management SA assist the Presiding Officer in chairing the meeting and the Secretary in recording the minutes.

Minutes of the meeting:

1 QUORUM

The body corporate manager advised that a quorum was present and the meeting commenced at 05:40 PM.

Number of lots with contributions not paid who are not entitled to attend and vote at this meeting inline with Section 83(4) of the *Community Titles Act 1996*: Nil

2 MINUTES

Resolved that the minutes of the last general meeting of the owners corporation on 21/09/2021 be confirmed as a true record of the proceedings of that meeting.

3 FINANCIAL STATEMENTS

The meeting notes that no financial statements have been kept to date and that the financial year will commence 1st September 2022 with the body corporate manager to prepare financial statements which will be presented following the completion of the financial year, 31st August 2023.

4 INSURANCE

The body corporate manager advised that the insurance sums are required to be discussed each year with the property to be insured for the full replacement value and recommended that an independent valuation be obtained by time to time to ensure that the rising costs of rebuilding are taken into account.

It was noted that the current insurances held by the body corporate are:

Policy No.CA0006093153 with CHU Insurance of Type : Community through Broker : Coverforce Next due : 29/09/2023

Cover	Sum Insured	Excess
Common Property	\$200,000.00	\$1,000.00
Public Liability	\$20,000,000.00	
Office Bearers Liability	\$250,000.00	
Fidelity Guarantee	\$100,000.00	
Legal Defence	\$50,000.00	\$1,000.00

Strata Management SA was requested to arrange quotations for the insurance prior to renewal with the corporation to follow the brokers' recommendation.

After discussion it was resolved that the common property sum insured remain the same for the year ahead.

5 MAINTENANCE**Grounds Maintenance**

The meeting noted that owners are maintaining the common area around their Community Lot which is working well and does not require alteration at this time.

Current Maintenance

The meeting considered current maintenance required on the property now or over the next year and noted that no

maintenance is anticipated at this time.

Projected maintenance

The meeting considered maintenance likely or required in the next 2-5 years to assist with setting a budget and noted that no maintenance is anticipated at this time.

6 GENERAL BUSINESS

The general business of the corporation was discussed as follows:

The meeting noted that the by-laws state that bins are to be stored at the rear of the house but the meeting noted that owners are keeping bins at the front in the driveway and all owners advised they are fine with that.

OVERDUE LEVIES

Resolved "that if a contribution levied upon an owner is not paid on the date in which it becomes due and payable in accordance with a resolution of the corporation, the corporation will apply an interest charge on those levies at the rate of 10% per annum."

Resolved "that Strata Management SA is authorized on behalf of the corporation to carry out the necessary steps to recover unpaid contributions included the sending of reminder notices, passing the debt to a debt collector and legal action. All costs associated with the contemplated or actual recovery of outstanding funds are to be charged by the corporation to the individual unit responsible for the unpaid contribution."

Resolved "that Strata Management SA must charge the interest and account keeping fees to the relevant unit owners as appropriate and that any requests for reimbursement of these charges must be made by the unit owner after making payment to ensure their voting right is maintained at a general meeting of the corporation."

7 BUDGET

The statement of estimated receipts and payments (budget) was tabled with the meeting considering the role of a sinking fund in providing monies for the future and future maintenance plans. The budget estimates for the year as adopted are attached to the minutes.

8 CONTRIBUTIONS

It was resolved

(a) That contributions to the administrative fund are estimated in accordance with Section 114 (1) of the Community Titles Act 1996 and determined in accordance with Section 114 (2) of the Community Titles Act 1996 at \$2,400.00; and

(b) That contributions to the sinking fund are estimated in accordance with Section 116 (1) of the Community Titles Act 1996 and determined in accordance with Section 114 (2) of the Community Titles Act 1996 at \$200.00; and

(c) That both contributions be paid in equal quarterly instalments, the first such instalment being due on 1/01/2023 and subsequent instalments being due on the first days of 1/04/2023, 1/07/2023, 1/10/2023.

9 MANAGEMENT COMMITTEE

The meeting sought nominations for the officers of the corporation and the formation of the management committee for the forthcoming year. It was resolved that the following members be appointed:

Presiding Officer - Lou Whitelock

Secretary/Treasurer - Jenna Newman

It was further resolved that a Management Committee comprising the above officials be appointed for the forthcoming year.

10 APPOINTMENT OF BODY CORPORATE MANAGEMENT

It was resolved that Strata Management SA be appointed as body corporate managers and the public officer for the corporation for the year ahead on the basis of the fees as listed in the accepted budget.

The meeting authorises the Presiding Officer to sign the Management Agreement with Strata Management SA on behalf of the corporation. It was noted that should the Management Agreement not be returned to the manager within 14 days it will be taken as being accepted and in place.

By appointing Strata Management SA as body corporate managers the corporation is delegating the duties of the Secretary and Treasurer on behalf of the corporation inline with the Community Titles Act.

11 NEXT MEETING

The next Annual General Meeting is to be tentatively scheduled for October 2023

CLOSURE: There being no further business, the chairperson declared the meeting closed at 06:45 PM.



Approved Budget to apply from 01/09/2022

Community Corporation No. 42377 Inc.

36 Glenburnie Terrace, Plympton SA 5038

Administrative Fund

Approved budget

Revenue

Levies Due (Special)--Admin	1,100.00
Levies Due--Admin	2,400.00
<i>Total revenue</i>	3,500.00

Less expenses

Admin--Agent Disbursements	158.40
Admin--Auditors--Audit Services	132.00
Admin--Auditors--Taxation Services	132.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	720.00
Admin--Meeting Fees	198.00
Admin--Storage & Archive Fees	33.00
Insurance--Premiums	1,100.00
Maint Grounds--Common Property	200.00
<i>Total expenses</i>	2,697.40

Surplus/Deficit

802.60

Opening balance

0.00

Closing balance

\$802.60

Total units of entitlement	10000
Levy contribution per unit entitlement	\$0.24

Sinking Fund

	Approved budget
Revenue	
Levies Due--Sinking	200.00
<i>Total revenue</i>	<u>200.00</u>
Surplus/Deficit	<u>200.00</u>
Opening balance	0.00
Closing balance	<u><u>\$200.00</u></u>
Total units of entitlement	10000
Levy contribution per unit entitlement	\$0.02

FORM LF1 (Version 2)
GUIDANCE NOTES AVAILABLE

Orig. **LF 13561436**



15:56 30-Jun-2021
2 of 2

LANDS TITLES REGISTRATION OFFICE

SOUTH AUSTRALIA

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

FORM APPROVED BY THE REGISTRAR-GENERAL

SERIES NO	PREFIX
	LF

AGENT CODE

LODGED BY:

CORRECTION TO:

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT
(COPIES ONLY)

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

PICK-UP NO.	
CP	

CORRECTION	PASSED
<p>13 JUL 2021</p> <p>2026</p> <p>070</p> <p>REGISTRAR-GENERAL</p>	

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

TERMS OF INSTRUMENT NOT CHECKED BY
THE LANDS TITLES OFFICE

BY-LAWS
DEVELOPMENT No. 211/C083/18/001

BY-LAWS

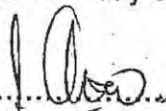
COMMUNITY CORPORATION No. 42377 Inc.

**PURSUANT TO SECTION 34 OF THE
COMMUNITY TITLES ACT 1996**

Lots 1, 2, 3, and 4 of 36 Glenburnie Terrace Plympton SA 5038

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

Dated: 30th day of June 2021


.....

Name: Jennifer Margaret Chow, Registered Conveyancer

Address: 39 Grandview Drive Panorama SA 5041

TERMS OF INSTRUMENT NOT CHECKED BY THE LANDS TITLES OFFICE

BY-LAWS
DEVELOPMENT No. 211/C083/18/001

COMMUNITY TITLES ACT, 1996
Community Corporation No. 42377 Inc
36 Glenburnie Terrace Plympton SA 5038

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TERMS OF INSTRUMENT NOT CHECKED BY
THE LANDS TITLES OFFICE

BY-LAWS
DEVELOPMENT No. 211/C083/18/001

**Community Corporation No. 42377 Inc.
36 Glenburnie Terrace Plympton SA 5038**

BY-LAWS OF THE COMMUNITY SCHEME

WARNING

The terms of these By-Laws are binding on the Community Corporation, the owners and Residents of a Community Lot or Lots comprising the scheme and persons entering the community parcel. These By-Laws relate to the control and preservation of the essence or theme of the Community Corporation and as such cannot be amended or revoked other than by unanimous resolution in accordance with Section 39 of the Community Titles Act.

1. Administration, Management and Control of Common Property

The Community Corporation is responsible for the administration, control and management 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 common use and enjoyment of Community Lot owners, Residents and their invitees, for access to their lots and/or service infrastructure.

3. Use and Enjoyment of the Community Lots

A person may use a lot for residential 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 purposes unless the use has been approved by the Community Corporation.

3.1 The Occupier of a Community Lot will ensure that their vehicles and any vehicles associated with them, their or visitors will only park in the parking spaces forming part of their Lot. At no time will an Occupier of a Community Lot park or allow to be parked any vehicles associated with them, or their visitors, on the Common Property or on a parking space belonging to another Lot. If visitor parks are provided on the Common Property, only actual visitors to the community will be allowed to use those parking spaces during the duration of their reasonable visit to the community.

4. Structural Alterations

This By-Law is in addition to the requirement of Section 102 of the Act.

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

5. Maintenance and Repairs

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 must comply with the requirement under By-Law 5.3.

TERMS OF INSTRUMENT NOT CHECKED BY THE LANDS TITLES OFFICE

BY-LAWS
DEVELOPMENT No. 211/C083/18/001

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:

6.2.1 Store garbage in an appropriate container that prevents the escape of unpleasant odor, and

6.2.2 Comply with the requirements of council, health or environment authority for the disposal of garbage.

6.3 The occupier of a Lot must not:

6.3.1 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.

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

6.4 The occupier of a Lot used for residential purposes must not without the consent of the Corporation use or store on the Lot any explosives, noxious or other dangerous substances.

7. Disturbances

7.1 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.

7.2 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. Insurance by the Community Corporation

8.1 The Community Corporation shall effect such insurance as is required by Sections 103 and 104 of the Act (including public liability cover), but shall not be responsible to insure buildings and other improvements on any Community Lots.

8.2 An owner or occupier of a Community Lot must not, except with the approval of the Community Corporation, do anything that may:

8.2.1 Void or prejudice insurance effected by the Community Corporation, or

8.2.2 Increase any insurance premium payable by the Community Corporation.

9. Building Insurance

9.1 The owner of a Community Lot shall insure all buildings and other improvements on the Community Lot:

9.1.1 Insure against risks that a normally prudent person would insure against, and insure to the full cost of replacing the buildings or improvements with new materials, and

TERMS OF INSTRUMENT NOT CHECKED BY THE LANDS TITLES OFFICE

BY-LAWS
DEVELOPMENT No. 211/C083/18/001

- 9.1.2 Insure to cover incidental costs such as demolition, site clearance and architect's fees, engineer's fees and other associated fees and charges.
- 9.1.3 Within 7 days of any written request by the Community Corporation the owner of each Community Lot must provide the Community Corporation with a copy of any current policy of insurance effected by the owner in terms of this By-Law.

10. Keeping of Animals

- 10.1 Unless otherwise resolved by Ordinary Resolution of the Corporation a proprietor or resident of a Community Lot may keep a maximum of one dog and or one cat.
- 10.2 Any animal kept on a community lot by an owner or tenant must be restrained on the resident's lot and must not create a nuisance for other residents.

If the animal is deemed to be creating a nuisance, it must be removed and kept removed on the demand of the Corporation pursuant to an ordinary resolution unless the resident is a person who suffers from a disability. In that case they are permitted to keep a dog trained to assist the resident in respect of that disability.

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The Corporation may resolve 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 fences on the Community Parcel.

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- 12.1 The Community Corporation shall maintain the Common Property suitably at all times for use by the Community Lot Residents and their visitors for vehicular access to each Community Lot.
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A person must not display any sign, advertisement, placard or banner on a Community Lot or the Common Property without the approval of the Corporation.

This section does not prevent the display of an advertisement associated with the sale or letting of a Community Lot which shall comply with such conditions as may be determined by the Corporation.

14. The owner of a Community Lot must immediately notify the Corporation of:

Any change in the ownership of the Community Lot or any change in the address of an owner, or Any change in the occupancy of the Community Lot.

TERMS OF INSTRUMENT NOT CHECKED BY THE LANDS TITLES OFFICE

BY-LAWS
DEVELOPMENT No. 211/C083/18/001
15. 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.

16. Community Corporation's right to recover money

The Community Corporation may recover any money owing to it under the By-Laws as a debt.

The owner or occupier of a Community Lot must pay or reimburse the Community Corporation on demand for the reasonable costs, charges and expenses of the Community Corporation in connection with the enforcement or preservation of any rights under the By-Laws in relation to the owner or occupier.

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 investigate any matter of concern.

The Community Corporation may charge interest on any overdue monies owed by the owner or occupier of a Community Lot to the Community Corporation at the rate of 12% per annum from the date the amount became due and owing until the date of actual payment.

17. Residents duties to be carried out by the owner in certain circumstances

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

18. Interpretation

In these By-Laws.

"Act" means the Community Titles Act 1996.

"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.

"Community Lot" means a Community Lot created by the Plan of Community Division referred to above.

"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.

"Occupier" of a Community Lot includes, if the Community Lot is unoccupied, the owner of the Community Lot.

"Site" includes any area on the property comprising the community parcel.

Except where otherwise appears words shall have the same meanings as are set out in the Act.

PURPOSE:	PRIMARY COMP/JK TY	AREA NAME:	FLYMEYON	APPROVED:	12/09/2021	C42377	SHEET 1 OF 2	135 61 Doc Of Vendor 4			
MAP REF:	66245013	COUNCIL:	CITY OF S TORRIS	DEPOSITED:	18/10/2021						
LAST PLAN:	726039	DEVELOPMENT NO:	21103831940181865								
AGENT DETAILS:	ALEXANDER & SWECHDS PTY LTD 1 STE 200 1 KING WILLIAM ST KENT TOWN SA 5097 PH 0800 000 000 FAX 800 000 000 AGENT CODE: 4LSY REFERENCE: 2104181 0 XGJA										
SUBJECT TITLE DETAILS:		SURVEYORS: I DAN ANJOH VHO LAND - a licensed surveyor under the Survey Act 1982 certify that (a) I am not aware of the location of that part of the service infrastructure shown below on the points marked 2 and 3 on the plan and (b) this common plan has been correctly prepared in accordance with the Community Titles Act 1986 21 day of March 2021 Darrin Hall and Licensed Surveyor									
PREFIX	VOLUME	FOID	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED	SECTION	TOWN	REFERENCE NUMBER
CT	5727	78		ALLOTMENT 1	14	3	3556				
OTHER TITLES AFFECTED:											
EASEMENT DETAILS:											
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF			CREATION		
ANNOTATIONS: PORTION OF THE COMMON PROPERTY SHOWN EXISTS BELOW A LEVEL OF 6.675 METRES AHD PORTION OF LOT 4 SHOWN EXISTS ABOVE A LEVEL OF 6.675 METRES AHD THE COMMON PROPERTY IS DESIGNATED FOR THE PURPOSES AND NOT PROVIDED FOR THE COMMON PROPERTY THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 20/09/2021											

SHIFT : 0F2

05-9-2010 10:00 Version 1

REFUGEE NATIONALITY: (1) - (2) 285-1730.

ARRIVAL ON: -25658- ADJ: ED

N



Diagram of a vertical pile with a horizontal tie rod. The tie rod is labeled "A=18.75" and "1". The pile is labeled "(C1)". The ground level is indicated by a dashed line and labeled "APPROX GROUND LEVEL".

SECTION AA-AA

D74237

1

265' 17' 32"

Q 50

(C2)

175' 16' 10"

265' 16' 10"

5.12

265' 5' 17' 30"

2.65

GLENBURNIE TERRACE

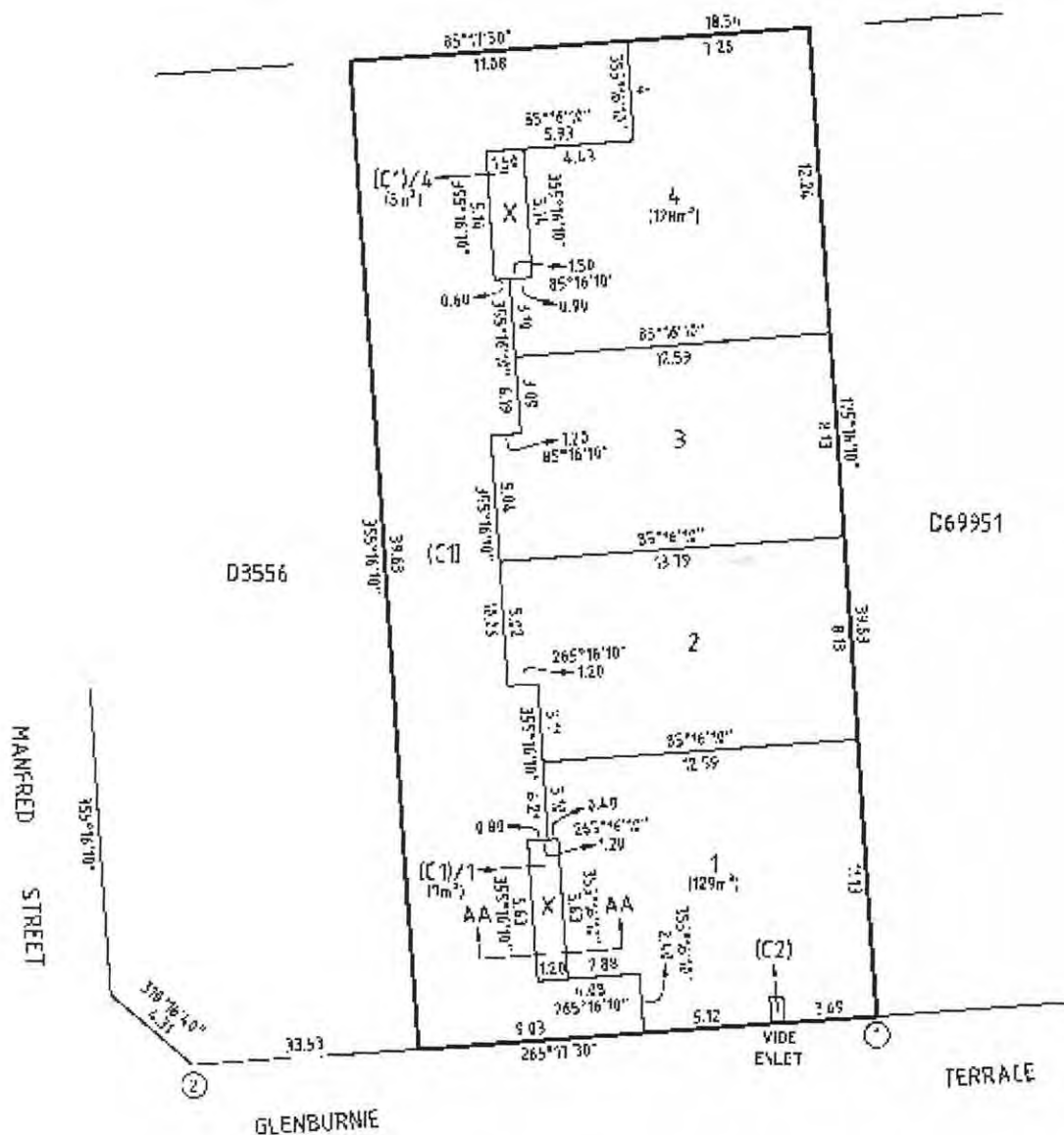
0 0.5 1.5 2 2.5

SCALE METRES

ENLARGEMENT

SCHEDULE OF AREAS

LOT	TOTAL AREA
1	136m ²
2	108m ²
3	108m ²
4	135m ²



C69951

TERRALE

0 2 4 6 8 10
SCALE ENLARGEMENT A3

Alexander & Symonds Pty. Ltd.

MURKIN WILLIAM STREET, KENT TOWN

P.O. BOX 100 KEPT TOWNSHIP
TOWNSHIP, NEW YORK 10810

FFFFF2F0F.F 70421241 T20C(A)

DATE: 2/27/2013 TIME: 11:01 AM

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

C42377

SHEET

1 OF 1

ACCEPTED 14.7.2021

 Mr. *William Gale*
 PROJECT MANAGER

DRAWING 20-0003-13

APPLICATION 1856 of 15

SCHEDULE OF LOT ENTITLEMENTS

LOT	LOT ENTITLEMENTS	SUBDIVIDED
1	2,700	
2	2,900	
3	2,900	
4	2,700	
AGGREGATE	10,000	

CERTIFICATE OF LAND VALUER

I, Christopher James Carter, of the
 Land Valuers Association of the
 Land Valuers Act 1964 certify that this sheet is
 correct for the purposes of the Community
 Plan Act 1968

 Dated this 26th day of June 2021

Christopher James Carter
 Registered Land Valuer



Level 13, 431 King William Street
Adelaide SA 5000

Certificate of Currency
CHU Community Association Insurance Plan

Policy No	CA0006093153
Policy Wording	CHU COMMUNITY ASSOCIATION INSURANCE PLAN
Period of Insurance	29/09/2023 to 29/09/2024 at 4:00pm
The Insured	COMMUNITY CORPORATION NO. 42377 INC.
Situation	36 GLENBURNIE TERRACE PLYMPTON SA 5038

Policies Selected

Policy 1 – Community Property
Community property: \$200,000
Community income: \$30,000
Common area contents: \$0

Policy 2 – Liability to Others
Limit of liability: \$20,000,000

Policy 3 – Voluntary Workers
Death: \$200,000
Total Disablement: \$2,000 per week

Policy 4 – Workers Compensation

Not Available

Policy 5 – Fidelity Guarantee
Sum Insured: \$100,000

Policy 6 – Office Bearers’ Legal Liability
Limit of liability: \$250,000

Policy 7 – Machinery Breakdown
Not Selected

Policy 8 – Catastrophe Insurance
Not Selected

Policy 9 – Government Audit Costs and Legal Expenses

The contract of insurance is arranged by CHU Underwriting Agencies Pty Ltd (ABN 18 001 580 070, AFSL 243261) on behalf of the insurer: QBE Insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545).



Part A: Government Audit Costs: \$25,000

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

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

Flood Cover is included.

Flood Cover Endorsement

Flood cover is included.

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

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

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

Date Printed

09/10/2023

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



Notice of Levies Due in January 2024

Strata Management SA
 ABN 49 600 350 629
 225 Fullarton Road
 Eastwood SA 5063
 (08) 7081 0375

Issued 09/10/2023 on behalf of:

Community Corporation No. 42377 Inc.
 ABN 25789879219
 36 Glenburnie Terrace
 Plympton SA 5038

S & L Altinger
 36D Glenburnie Terrace
 Plympton SA 5038

for Lot 4 Unit 36D
 Sam & Lena Altinger

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Sinking Fund	
01/01/2024	Quarterly Admin/Sinking Levy 01/01/2024 - 31/03/2024	195.75	13.50	209.25
	Total levies due in month	195.75	13.50	209.25

Total of this levy notice	209.25
Levies in arrears	0.00
Interest on levies in arrears	0.00
Outstanding owner invoices	0.00
Subtotal of amount due	209.25
Prepaid	0.00
Total amount due	\$209.25

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.

Cheques should be made payable to 'Strata Management SA - Trust'

Levy Payment due 01/01/2024



DEFT
 PAYMENT SYSTEMS

*Registration is required for payments from cheque or savings accounts. Please complete registration at www.deft.com.au. You do not need to re-register for the internet service if already registered.

S & L Altinger

Community Corporation 42377

Lot 4

Unit 36D



*496 303466650 62587



Billers code 96503



Pay over the Internet from your Bank account. Register at www.deft.com.au



Pay over the phone from your Bank account. Register at www.deft.com.au



Credit card payments can be made over the Internet. Log onto www.deft.com.au or call 1300 301 090 and follow the instructions. A surcharge will be applicable if you use this option.



Pay by mailing this payment slip with your cheque to:

DEFT Payment Systems
 GPO Box 2174, Melbourne VIC 3001



Pay in-store at Australia Post by cheque or EFTPOS.

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number. To use the QR code, use the reader within your mobile banking app. More info: www.bpay.com.au

Strata Management SA

DEFT Reference Number

30346665062587

Amount Due

\$209.25

Due Date

01/01/2024

Amount Paid

\$

+303466650 62587

<

000020925<3+

By-Laws No.13561436
(7 pages)

Orig. **LF 13561436**



15:56 30-Jun-2021
2 of 2

LANDS TITLES REGISTRATION OFFICE

SOUTH AUSTRALIA

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

FORM APPROVED BY THE REGISTRAR-GENERAL

SERIES NO	PREFIX
	LF

AGENT CODE

LODGED BY:

CORRECTION TO:

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT
(COPIES ONLY)

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

PICK-UP NO.	
CP	

CORRECTION	PASSED
FILED	
13 JUN 2021	
REGISTRAR-GENERAL	

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

TERMS OF INSTRUMENT NOT CHECKED BY
THE LANDS TITLES OFFICE

BY-LAWS
DEVELOPMENT No. 211/C083/18/001

BY-LAWS

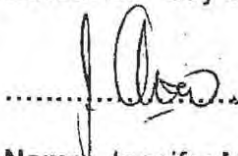
COMMUNITY CORPORATION No. 42377 Inc.

**PURSUANT TO SECTION 34 OF THE
COMMUNITY TITLES ACT 1996**

Lots 1, 2, 3, and 4 of 36 Glenburnie Terrace Plympton SA 5038

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

Dated: 30th day of June 2021



Name: Jennifer Margaret Chow, Registered Conveyancer

Address: 39 Grandview Drive Panorama SA 5041

TERMS OF INSTRUMENT NOT CHECKED BY
THE LANDS TITLES OFFICE

BY-LAWS
DEVELOPMENT No. 211/C083/18/001

COMMUNITY TITLES ACT, 1996
Community Corporation No. 42377 Inc
36 Glenburnie Terrace Plympton SA 5038

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7. Disturbances	Page 4
8. Insurance by Community Corporation	Page 4
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16. Community Corporation's Rights to Recover Money	Page 6
17. Residents Duties to be carried out by the Owner in Certain Cases	Page 6
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TERMS OF INSTRUMENT NOT CHECKED BY THE LANDS TITLES OFFICE

BY-LAWS
DEVELOPMENT No. 211/C083/18/001

Community Corporation No. 42377 Inc.
36 Glenburnie Terrace Plympton SA 5038

BY-LAWS OF THE COMMUNITY SCHEME

WARNING

The terms of these By-Laws are binding on the Community Corporation, the owners and Residents of a Community Lot or Lots comprising the scheme and persons entering the community parcel. These By-Laws relate to the control and preservation of the essence or theme of the Community Corporation and as such cannot be amended or revoked other than by unanimous resolution in accordance with Section 39 of the Community Titles Act.

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THE LANDS TITLES OFFICE

BY-LAWS
DEVELOPMENT No. 211/C083/18/001

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BY-LAWS
DEVELOPMENT No. 211/C083/18/001

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BY-LAWS
DEVELOPMENT No. 211/C083/18/001

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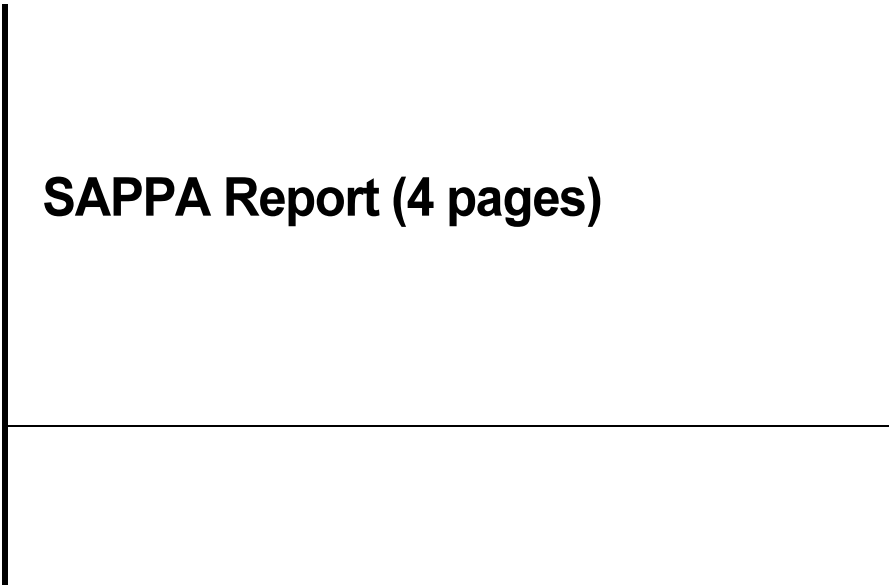
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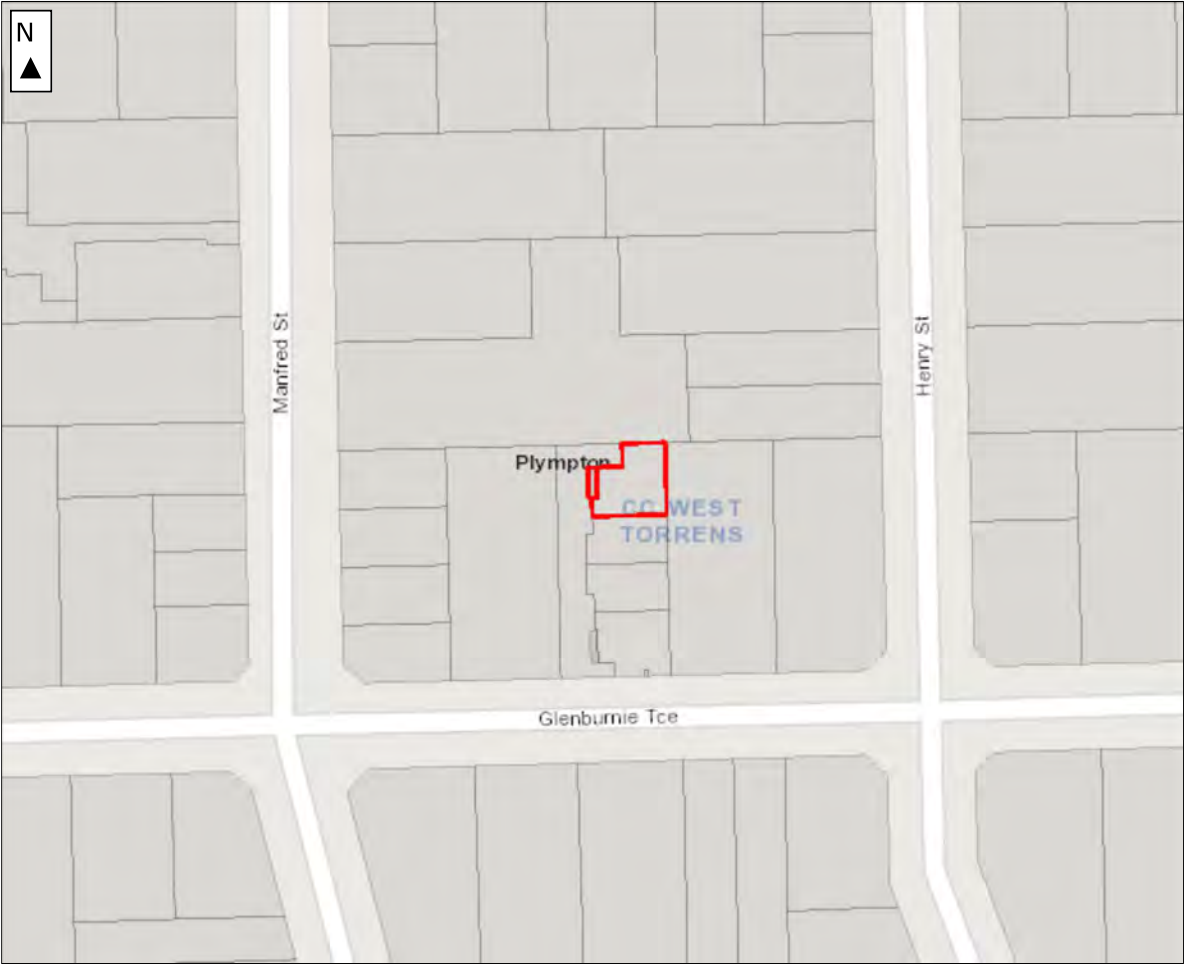
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SAPPA Report (4 pages)

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



Address Details

Unit Number:
Street Number: 36D
Street Name: GLENBURNIE
Street Type: TCE
Suburb: PLYMPTON
Postcode: 5038

Scale ≈ 1:1128 (on A4 page)

50 metres ≈

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

Property Details:

Council: CITY OF WEST TORRENS
State Electorate: ASHFORD (2014), BADCOE (2018), BADCOE (2022)
Federal Electorate: HINDMARSH (2013), HINDMARSH (2016), ADELAIDE (2019)
Hundred: ADELAIDE
Valuation Number: 2128642319
Title Reference: CT6256/938
Plan No. Parcel No.: C42377F4

The Government of South Australia
accepts no liability for the use of this
data, or any reliance placed on it.

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(c) copyright Government of South Australia.

Zoning details next page

Zone Details

Zones

Housing Diversity Neighbourhood (Z2404) - HDN

Overlays

Airport Building Heights (Regulated) (O0303) - All structures over 15 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 (O0306)

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

Building Near Airfields (O0601)

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

Hazards (Flooding - Evidence Required) (O2416)

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

Prescribed Wells Area (O4804)

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

Regulated and Significant Tree (O5404)

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

Stormwater Management (O5710)

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

Urban Tree Canopy (O6302)

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

Variations

Maximum Building Height (Metres) (V0002) - 12.5

Maximum building height is 12.5m

Minimum Frontage (V0004) - _9_9_5_7_15

Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 5m; group dwelling is 7m; residential flat building is 15m

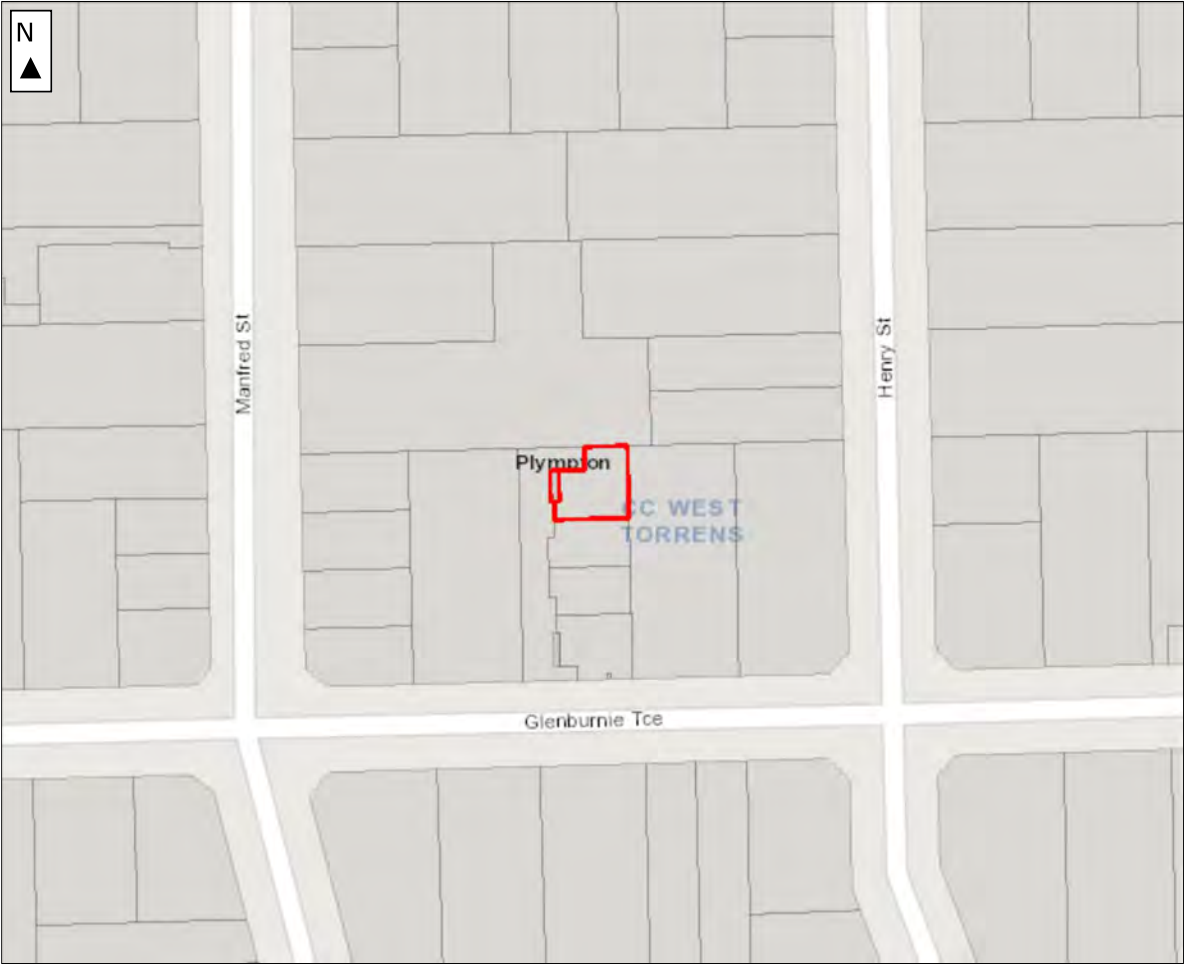
Minimum Site Area (V0005) - _250_200_150_150_150

Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 200 sqm; row dwelling is 150 sqm; group dwelling is 150 sqm; residential flat building is 150 sqm

Maximum Building Height (Levels) (V0008) - 3

Maximum building height is 3 levels

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



Address Details

Unit Number:
Street Number: 36D
Street Name: GLENBURNIE
Street Type: TCE
Suburb: PLYMPTON
Postcode: 5038

Scale ≈ 1:1128 (on A4 page)

50 metres ≈

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

Property Details:

Council: CITY OF WEST TORRENS
State Electorate: ASHFORD (2014), BADCOE (2018), BADCOE (2022)
Federal Electorate: HINDMARSH (2013), HINDMARSH (2016), ADELAIDE (2019)
Hundred: ADELAIDE
Valuation Number: 2128642319
Title Reference: CT6256/938
Plan No. Parcel No.: C42377F4

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Zoning details next page

Zone Details

Zones

Housing Diversity Neighbourhood (Z2404) - HDN

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