

Form 1—Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A—Parties and land

1 Purchaser:

Address:

2. Purchaser's registered agent:

Address:

3 Vendor:

Address

4 Vendor's Registered Agent:

Address

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]

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:

6/150 St Bernards Road Magill SA 5072

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

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

david.deng@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;
- (b) pay particular attention to the provisions in the contract as to time of settlement - it is essential that the necessary arrangements are made to complete the purchase by the agreed date - if you do not do so, you may be in breach of the contract;
- (c) you are entitled to retain the solicitor or registered conveyancer of your choice.

Part C—Statement with respect to required particulars

(section 7(1))

To the purchaser:

*I/We,

Pak Luen Wong

of

6/150 St Bernards Road Magill SA 5072

being [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:

6-19-2025

Signed:

签署人：

FE90AEE04BC9440...

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

(section 9)

To the purchaser:

I, Helen Wu from Citi Form 1 Company certify [that the responses](#) to the inquiries made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm the completeness and accuracy of the particulars set out in the Schedule.


Exceptions

NIL

Date:

10/06/2025

Signed:



*Person authorised to act on behalf of Vendor'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 one of the following items in the table:
 - (A) under the heading 1. General—
 - 1.1 Mortgage of land
 - 1.2 Lease, agreement for lease, tenancy agreement or licence
 - 1.3 Caveat
 - 1.4 Lien or notice of a lien
 - (B) under the heading 36. Other charges—
 - 36.1 Charge of any kind affecting the land (not included in another item); and
 - (ii) is registered on the certificate of title to the land; and
 - (iii) is to be discharged or satisfied prior to or at settlement.

Table of particulars

Column 1	Column 2	Column 3
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[If an item is applicable, ensure that the box for the item is ticked and complete the item.]

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

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

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

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

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

[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2.

[If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]

1. General

<p>1.1 Mortgage of land</p> <p><i>Note-</i> Do not omit this item. The item and its heading must be included in the statement even if not applicable.</p>	<p>Is this item applicable? <input checked="" type="checkbox"/></p> <p>Will this be discharged or satisfied prior to or at settlement? YES</p> <p>Are there attachments? YES</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): <input type="text" value="Refer to ANNEXURE 'B'"/></p> <p>Number of mortgage (if registered): <input type="text" value="14324641"/></p> <p>Name of mortgagee: <input type="text" value="AUSTRALIA & NEW ZEALAND BANKING GROUP LTD."/></p>	
<p>1.2 Easement (whether over the land or annexed to the land)</p> <p><i>Note-</i> "Easement" includes rights of way and party wall rights</p> <p><i>Note-</i> Do not omit this item. The item and its heading must be included in the statement even if not applicable</p>	<p>Is this item applicable? <input checked="" type="checkbox"/></p> <p>Will this be discharged or satisfied prior to or at settlement? NO</p> <p>Are there attachments? YES</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): <input type="text" value="Refer to ANNEXURE 'A' or Page 12 of Property Interest Report"/></p> <p>Description of land subject to easement: <input type="text" value="The whole of the land in CT 6246/467"/></p> <p>Nature of easement <input type="text" value="Electricity and Telecommunications Infrastructure - Building Restrictions and Statutory Easements"/></p> <p>Are you aware of any encroachment on the easement? NO</p> <p>If YES, give details: <input type="text"/></p> <p>If there is an encroachment, has approval for the encroachment been given? [YES/NO]</p> <p>If YES give details <input type="text"/></p>	
<p>1.3 Restrictive covenant</p> <p><i>Note-</i> Do not omit this item. The item and its heading must be included in the statement even if not applicable.</p>	<p>Is this item applicable? <input type="checkbox"/></p> <p>Will this be discharged or satisfied prior to or at settlement? [YES/NO]</p> <p>Are there attachments? [YES/NO]</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): <input type="text"/></p> <p>Nature of restrictive covenant: <input type="text"/></p> <p>Name of person in whose favour the restrictive covenant operates: <input type="text"/></p> <p>Does the restrictive covenant affect the whole of the land being acquired? [YES/NO]</p> <p>If NO, give details: <input type="text"/></p> <p>Does the restrictive covenant affect land other than that being acquired [YES/NO]</p>	

1.4 Lease, agreement for lease, tenancy agreement or licence

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

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

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

Names of parties:

Period of lease, agreement for lease etc:

From _____ to _____

Amount of rent or licence fee

\$ _____ per fortnight

Is the lease, agreement for lease etc in writing?

[YES/NO]

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):-

1.5 Caveat

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

Name & address of caveator:

Particulars of interest claimed::

1.6 Lien or Notice of a Lien

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

Land or other property subject to lien:

Nature of lien::

Name and address of person who has imposed lien or given notice of it:

2. Aboriginal Heritage Act 1988

2.1	section 9—Registration in central archives of an Aboriginal site or object	<p>Is this item applicable? <input type="checkbox"/></p> <p>Will this be discharged or satisfied prior to or at settlement? [YES/NO]</p> <p>Are there attachments? [YES/NO]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>Particulars of register entry:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>
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2.2	section 24—Directions prohibiting or restricting access to, or activities on, a site or an area surrounding a site	<p>Is this item applicable? <input type="checkbox"/></p> <p>Will this be discharged or satisfied prior to or at settlement? [YES/NO]</p> <p>Are there attachments? [YES/NO]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>Date of notice: _____</p> <p>Site or area to which notice relates:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>Directions (as stated in notice):</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>
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2.3	Part 3 Division 6 Aboriginal heritage agreement	<p>Is this item applicable? <input type="checkbox"/></p> <p>Will this be discharged or satisfied prior to or at settlement? [YES/NO]</p> <p>Are there attachments? [YES/NO]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>Date of agreement: _____</p> <p>Description of property subject to agreement:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>Names of parties:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>Terms of agreement:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>
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3 Burial & Cremation Act 2013

3.1	Section 8—Human remains interred on land	<p>Is this item applicable? <input type="checkbox"/></p> <p>Will this be discharged or satisfied prior to or at settlement? [YES/NO]</p> <p>Are there attachments? [YES/NO]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>
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Have human remains been interred on the land that will not be exhumed prior to settlement? [YES/NO]

GPS coordinates of the remains:

4. Crown Rates and Taxes Recovery Act 1945

4.1 section 5—Notice requiring payment

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of Notice: _____

Land in respect of which Crown rates and taxes are owing:

Amount owing (as stated in the notice): _____

5. Development Act 1993 (repealed)

5.1 Section 42 – 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

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):

Conditions of authorisation

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

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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): _____

<p>5.3 section 50(2)— Agreement to vest land in a council or the Crown to be held as open space</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>—</p> <p>Date of agreement: _____</p> <p>Names of parties:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>—</p> <p>Terms of agreement:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>—</p> <p>Contribution payable (if any): _____</p>	<p><input type="checkbox"/></p> <p>[YES/NO]</p> <p>[YES/NO]</p>
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<p>5.4 section 55—Order to remove or perform work</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>—</p> <p>Date of order: _____</p> <p>Terms of order:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>—</p> <p>Building work (if any) required to be carried out:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>—</p> <p>Amount payable (if any): _____</p>	<p><input type="checkbox"/></p> <p>[YES/NO]</p> <p>[YES/NO]</p>
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<p>5.5 section 56—Notice to complete development</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>—</p> <p>Date of notice: _____</p> <p>Requirements of notice:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>—</p> <p>Building work (if any) required to be carried out:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>—</p> <p>Amount payable (if any): _____</p>	<p><input type="checkbox"/></p> <p>[YES/NO]</p> <p>[YES/NO]</p>
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<p>5.6 section 57—Land management agreement</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p>	<p><input type="checkbox"/></p> <p>[YES/NO]</p> <p>[YES/NO]</p>
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If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Date of agreement: _____

Names of parties:

Terms of agreement:

5.7 section 60—Notice of intention by building owner

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of notice: _____

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

5.8 section 69—Emergency order

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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): _____

5.9 section 71—Fire safety notice

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of notice: _____

Name of authority giving notice:

[Empty text box]

Requirements of notice:

[Empty text box]

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

[Empty text box]

Amount payable (if any):

5.10 section 84—
Enforcement notice

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

[Empty text box]

Date notice given:

Name of relevant authority giving notice:

[Empty text box]

Nature of directions contained in notice:

[Empty text box]

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

[Empty text box]

Amount payable (if any):

5.11 section 85(6), 85(10) or
106—Enforcement
order

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

[Empty text box]

Date order made:

Name of court that made order:

[Empty text box]

Action number:

Names of parties:

[Empty text box]

Terms of order:

[Empty text box]

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

[Empty text box]

5.12 Part 11 Division—2
Proceedings

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

-

Date of commencement of proceedings: _____

Date of determination or order (if any): _____

Terms of determination or order (if any):

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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. The item and its heading must be included in the statement even if not applicable

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

-

Nature of condition(s)

-

7. Emergency Services Funding Act 1998

7.1 section 16—Notice to pay levy

Is this item applicable?



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

YES

Are there attachments?

YES

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

Date of Notice: 03/06/2025

Amount of levy payable: \$136.85 fully paid

19. Land Tax Act 1936

19.1 Notice, order or demand for payment of land tax

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

-

Date of notice, order or demand: _____

Amount payable (as stated in the notice): _____

21. Local Government Act 1999

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

Is this item applicable?

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

YES

Are there attachments?

YES

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

Refer to ANNEXURE 'C'

Date of notice, order etc: 06/06/2025

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

Campbelltown City Council

Land subject thereto:

CT 6246/467

Nature of requirements contained in notice, order etc

Council rates

Time for carrying out requirements:

Amount payable (if any): \$375.00 (balance outstanding)

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 ANNEXURE 'C' – PlanSA Data Extract

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

Title: CT 6246/467

Zones: General Neighbourhood (GN)

Subzones: No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 45 metres)

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

Affordable Housing

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

Hazards (Flooding - Evidence Required)

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

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

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

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

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

Urban Transport Routes
 The Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along urban transport routes.

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

Is 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 the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

Note:-

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

YES

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.]

~~Is this item applicable?~~

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

[YES/NO]

~~Are there attachments?~~

[YES/NO]

~~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:

-

Schedule—Division 2—Other particulars

(section 7(1)(b))

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

1 Name of community corporation:

Community Corporation No. 42247 Inc.

Address of community corporation:

150 St Bernards Road Magill SA 5072

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:

Refer to ANNEXURE 'G'

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):

Maintenance Contributions \$218.55 per quarter
Admin fund: TBA
Sinking fund: TBA
Arrears as at 05/06/2025: NIL

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

Refer to ANNEXURE 'G'

(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 ANNEXURE 'G'

(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:

N/A

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

1860/10000

[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

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:

N/A

6 The following documents are enclosed

(a) a copy of the scheme description (if any) and the development contract (if any);

(b) a copy of the by-laws of the community scheme.



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

N/A

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

Name:

Berna from Fewster Strata & Community Management

Address:

30 Unley Road Unley SA 5061

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

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

- 1 Name(s) of person(s) insured: **KAVIR BUILDING ENTERPRISES PTY LTD**
- 2 Name of insurer: **QBE**
- 3 Limitations on the liability of the insurer: **STATUTORY COVER**
- 4 Name of builder: **GHOLAM ALI HASHEMI**
- 5 Builder's licence number: **U BLD168159**
- 6 Date of issue of insurance: **09/07/2020**
- 7 Description of insured building work: **NEW MULTI UNIT (<=3 STOREYS)**

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: N/A

(b) Name of builder granted the exception:

N/A

(c) Licence number of builder granted the exemption:

N/A

(d) Details of building work to which the exemption applies:

N/A

(e) Details of conditions (if any) to which the exemption is subject:

N/A

6—Further information held by councils

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

- (a) commercial or industrial activity at the land; or
- (b) a change in the use of the land or part of the land (within the meaning of the repealed *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 maybe 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.*

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 at www.lsc.sa.gov.au.

You can also seek advice from a legal practitioner.

ANNEXURES & ATTACHMENTS

The following documents are annexed hereto -

Form R3

Annexure A - SA Power Networks Easement Notice

Annexure B - Property Interest Report (PIR) Including Copy of certificate(s) of title

Annexure C - Council Search including PlanSA Section 7 report

Annexure D - Certificate of Emergency Services Levy Payable

Annexure E - Certificate of Land Tax Payable

Annexure F - Certificate of Water and Sewer Charges & Encumbrance Information

Annexure G – Sec 139 searches

Annexure H – Plan C42247

Acknowledgement of Receipt

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

Dated this day of 2025

Signed: _____

Purchaser(s)

(*Strike out whichever is not applicable)

Form R3

Buyers information notice

Land and Business (Sale and Conveyancing) Act 1994 section 13A

Land and Business (Sale and Conveyancing) Regulations 1995 regulation 15A

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 the Office of Consumer and Business Affairs recommends that you check the website:

www.ocba.sa.gov.au/Realestate/

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

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

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property
e.g. sheds and fences?
- Does the property have any significant **defects** e.g. **cracking or salt damp**?
Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring, gas installation, plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?

- Does the property have any **termite** or other pest infestations? Is there a current preventative termite treatment program in place? Was the property treated at some stage with persistent organochlorines (now banned) or other **toxic** termiticides as 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? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport, etc that may result in the generation of noise or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

Value

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

- Does the property have **alternative sources of water** other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit:

www.ocba.sa.gov.au/consumeradvice/realestate

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

ANNEXURE 'A' (1 page)

Electricity Infrastructure - Building Restrictions and Statutory Easements

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 DMITRE for further details.

Statutory easements

Separate from the above 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 provide these 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 telecommunications cables or equipment that may be incorporated in, or attached to, their equipment (Clause 2 of Schedule 1 of the Electricity Corporations (Restructuring and Disposal) Act 1999; section 48A of the Electricity Act 1996).

A statutory easement is not generally registered on the title for the land.

To avoid risking injury and damage, it is recommended that the location of underground services be confirmed by telephoning Dial-Before-You-Dig on 1100.

For further clarification on these matters, please contact SA Power Networks' Real Estate Branch on telephone 8404 5897 or 8404 5894.



ANNEXURE 'B'

Product
Date/Time
Customer Reference
Order ID

Register Search (CT 6246/467)
02/06/2025 05:47PM
69455
20250602010120

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 6246 Folio 467**

Parent Title(s) CT 5843/660
 Creating Dealing(s) ACT 13398325
 Title Issued 14/11/2020 Edition 3 Edition Issued 29/07/2024

Estate Type

FEE SIMPLE

Registered Proprietor

PAK LUEN WONG
OF UNIT 6 150 ST BERNARDS ROAD MAGILL SA 5072

Description of Land

LOT 6 PRIMARY COMMUNITY PLAN 42247
IN THE AREA NAMED MAGILL
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
14324641	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
27/10/2020	13398326	BY-LAWS	FILED

Registrar-General's Notes NIL

Administrative Interests NIL



Product
Date/Time
Customer Reference
Order ID

Check Search
02/06/2025 05:47PM
69455
20250602010120

Certificate of Title

Title Reference: CT 6246/467
Status: CURRENT
Edition: 3

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
27/10/2020	14/11/2020	13398326	BY-LAWS	FILED	C42247

Registrar-General's Notes

No Registrar-General's Notes exist for this title



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
02/06/2025 05:47PM
69455
20250602010120

Certificate of Title

Title Reference CT 6246/467
Status CURRENT
Easement NO
Owner Number 19286141
Address for Notices UNIT 6, 150 ST BERNARDS RD MAGILL, SA 5072
Area 134m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

PAK LUEN WONG
OF UNIT 6 150 ST BERNARDS ROAD MAGILL SA 5072

Description of Land

LOT 6 PRIMARY COMMUNITY PLAN 42247
IN THE AREA NAMED MAGILL
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference TRANSFER (T) 13796327
Dealing Date 27/05/2022
Sale Price \$650,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	14324641	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1727344511	CURRENT	Unit 6, 150 ST BERNARDS ROAD, MAGILL, SA 5072

Notations

Dealings Affecting Title



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
 02/06/2025 05:47PM
 69455
 20250602010120

NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
27/10/2020 13:41	13398326	BY-LAWS	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1727344511
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/2021
Property Location	Unit 6, 150 ST BERNARDS ROAD, MAGILL, SA 5072
Local Government	CAMPBELLTOWN
Owner Names	PAK LUEN WONG
Owner Number	19286141
Address for Notices	UNIT 6, 150 ST BERNARDS RD MAGILL, SA 5072
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1330 - Townhouse - Defined As Home Unit With Both Ground And First Floor Areas
Description	5THGALF BALC
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
C42247 LOT 6	CT 6246/467

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$230,000	\$600,000			
Previous	\$230,000	\$560,000			



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
02/06/2025 05:47PM
69455
20250602010120

Building Details

Valuation Number	1727344511
Building Style	Conventional
Year Built	2022
Building Condition	Very Good
Wall Construction	Rendered
Roof Construction	Colourbond
Equivalent Main Area	150 sqm
Number of Main Rooms	6

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

Property Interest Report

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

Title Reference	CT 6246/467	Reference No. 2678997
Registered Proprietors	P L*WONG	Prepared 02/06/2025 17:47
Address of Property	Unit 6, 150 ST BERNARDS ROAD, MAGILL, SA 5072	
Local Govt. Authority	THE CORPORATION OF THE CITY OF CAMPBELLTOWN	
Local Govt. Address	PO BOX 1 CAMPBELLTOWN SA 5074	

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

<u>Prescribed encumbrance</u>	<u>Particulars</u> (Particulars in bold indicates further information will be provided)
-------------------------------	---

1. General

- | | | |
|-----|---|--|
| 1.1 | Mortgage of land | Refer to the Certificate of Title |
| | <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | |
| 1.2 | Easement
(whether over the land or annexed to the land) | Refer to the Certificate of Title |
| | 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> | |
| 1.3 | Restrictive covenant | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| | <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | |
| 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.) | Refer to the Certificate of Title

also
Contact the vendor for these details |
| | <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | |
| 1.5 | Caveat | Refer to the Certificate of Title |
| 1.6 | Lien or notice of a lien | Refer to the Certificate of Title |

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. **Burial and Cremation Act 2013**

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

- 5.10 section 84 - Enforcement notice
State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

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 Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply
- 5.12 Part 11 Division 2 - Proceedings
Contact the Local Government Authority for other details that might apply

also

Contact the vendor for these details

6. Repealed Act conditions

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

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

also

Contact the Local Government Authority for other details that might apply

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

7. Emergency Services Funding Act 1998

- 7.1 section 16 - Notice to pay levy

An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

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

8. Environment Protection Act 1993

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

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

9. *Fences Act 1975*

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

10. *Fire and Emergency Services Act 2005*

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

11. *Food Act 2001*

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

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

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

13. *Heritage Places Act 1993*

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

14. *Highways Act 1926*

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

15. *Housing Improvement Act 1940 (repealed)*

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

16. *Housing Improvement Act 2016*

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

17. Land Acquisition Act 1969

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

18. Landscape South Australia Act 2019

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

Act

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

19. Land Tax Act 1936

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

20. Local Government Act 1934 (repealed)

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

21. Local Government Act 1999

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

22. Local Nuisance and Litter Control Act 2016

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

23. Metropolitan Adelaide Road Widening Plan Act 1972

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

24. Mining Act 1971

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

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

25. Native Vegetation Act 1991

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

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

25.3 section 25D - Management agreement DEW Native Vegetation has no record of any agreement affecting this title
also
Refer to the Certificate of Title

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

26. Natural Resources Management Act 2004 (repealed)

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

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

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

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

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

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

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

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

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

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

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

27. Outback Communities (Administration and Management) Act 2009

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]

Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.

also

Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title

also

For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority

also

Contact the Local Government Authority for other details that might apply to a place of local heritage value

also

For details of declared significant trees affecting this title, contact the Local Government Authority

also

The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register or phone PlanSA on 1800 752 664.

29.2 section 127 - Condition (that continues to apply) of a development authorisation
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the vendor for these details

29.4 section 140 - Notice requesting access

Contact the vendor for these details

29.5 section 141 - Order to remove or perform work

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

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 Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.7 section 155 - Emergency order

State Planning Commission in the Department for Housing and Urban Development

- has no record of any order or notice affecting this title
 - 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 Housing and Urban Development has no record of any order or notice affecting this title
 - also
 - Contact the Local Government Authority for other details that might apply
- 29.9 section 192 or 193 - Land management agreement
 - Refer to the Certificate of Title
- 29.10 section 198(1) - Requirement to vest land in a council or the Crown to be held as open space
 - State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
 - 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 Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
 - also
 - Contact the Local Government Authority for other details that might apply
- 29.12 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 Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
 - also
 - Contact the Local Government Authority for other details that might apply
- 29.14 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 Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

30. Plant Health Act 2009

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

31. Public and Environmental Health Act 1987 (repealed)

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

32. South Australian Public Health Act 2011

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

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

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

34. Water Industry Act 2012

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

35. Water Resources Act 1997 (repealed)

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

36. Other charges

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

Other Particulars

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

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

Additional Information

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

- | | | |
|-----|--|--|
| 1. | Pipeline Authority of S.A. Easement | Epic Energy has no record of a Pipeline Authority Easement relating to this title |
| 2. | State Planning Commission refusal | No recorded State Planning Commission refusal |
| 3. | SA Power Networks | SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title |
| 4. | South East Australia Gas Pty Ltd | SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property |
| 5. | Central Irrigation Trust | Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title. |
| 6. | ElectraNet Transmission Services | ElectraNet has no current record of a high voltage transmission line traversing this property |
| 7. | Outback Communities Authority | Outback Communities Authority has no record affecting this title |
| 8. | Dog Fence (<i>Dog Fence Act 1946</i>) | This title falls outside the Dog Fence rateable area. Accordingly, the Dog Fence Board holds no current interest in relation to Dog Fence rates. |
| 9. | Pastoral Board (<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 DEWaterlicensing@sa.gov.au.



**CAMPBELLTOWN
CITY COUNCIL**

ANNEXURE 'C'

**SECTION 7 STATEMENT
LOCAL GOVERNMENT ACT 1999
LAND AND BUSINESS (Sale and Conveyancing) ACT 1994**

Refer Enquiries: 8366 9222

Certificate Number: 0800/25

TO: Citi Form 1 Company
314 Morphett Street
ADELAIDE SA 5000

PURSUANT TO SECTION 187 OF THE LOCAL GOVERNMENT ACT 1999 (AS AMENDED), I CERTIFY THAT THE FOLLOWING AMOUNTS ARE DUE AND PAYABLE AND ARE A CHARGE AGAINST THE ABOVE PROPERTY:

THE LAND:

Legal Description Allot 6 CP 42247 Vol 6246 Fol 467
Property Address 6/150 St Bernards Road MAGILL SA 5072
Property Owners Pak L Wong
Valuer Generals No. 1727344511

Property No. 131401 Bank Ref No. 415273

PART A: RATES, CHARGES AND GENERAL INFORMATION

RATES AND CHARGES INFORMATION

Rates last declared on 02/07/2024.

Total Arrears	\$0.00
Rates for Current Year	\$1500.20
Payments	(\$1125.20)
BALANCE OUTSTANDING	\$375.00

Street Numbering

Please note Council's official street number for this property is 6/150 St Bernards Road MAGILL SA 5072.

The Local Government Act provides that Council impose a penalty of a 2% fine on any payment for rates that is received late. An amount that continues to be overdue is then charged an interest at the prescribed rate.

I certify that to the best of my knowledge and belief the information provided above is correct.

The charges as shown are valid for the date of the certificate. If settlement occurs within three (3) months from the date of this certificate, you may verify the above details verbally with council. If this information falls outside the three (3) month period, a new Section 187 certificate is required.

Any verbal information provided by Council for the above is not deemed a certificate for the purpose of Section 187 of the Local Government Act 1999.

AUTHORISED BY CAMPBELLTOWN COUNCIL

06/06/2025

PART B: PARTICULARS AND INFORMATION ABOUT THE LAND

Development Act 1993	
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):	N/A
Is the land situated in a designated State Heritage Area?	N/A
Is the land designated as a place of local heritage value?	N/A
Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? If YES, state the name of the council:	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?	No
Section 42 - Condition (that continues to apply) of a development authorisation	See attached approval 170/0129/18
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):	See Attached PlanSA Report
Is the land situated in a designated State Heritage place?	No
Is the land designated as a place of local heritage value?	No
Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	No declared trees Regulated/significant tree status unknown
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 whose proposed amendment has not yet come into operation?	Refer to https://plan.sa.gov.au/have_your_say/code_amendments
Section 127 - Condition (that continues to apply) of a development authorisation	Nil
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	Nil

Development Act 1993	
Section 50(1) - Requirement to vest land in a council or the Crown to be held as open space	Nil
Section 50(2) - Agreement to vest land in a council or the Crown to be held as open space	Nil
Section 55 - Order to remove or perform work	Nil
Section 56 - Notice to complete development	Nil
Section 57 - Land management agreement	Nil
Section 69 - Emergency order	Nil
Section 71 - Fire safety notice	Nil
Section 84 - Enforcement notice	Nil
Section 85(6), 85(10) or 106 - Enforcement order	Nil
Part 11 Division 2 - Proceedings	Nil
Fire and Emergency Services Act 2005	
Section 105F (or section 56 or 83 (repealed) - Notice of action required concerning flammable materials on land	Nil
Food Act 2001	
Section 44 - Improvement notice	Nil
Section 46 - Prohibition order	Nil
Housing Improvement Act 1940	
Section 23 - declaration that house is undesirable or unfit for human habitation	Nil
Local Government Act 1934	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Local Nuisance and Litter Control Act 2016	
Section 30 - Nuisance or litter abatement notice	Nil
Planning, Development and Infrastructure Act 2016	
Section 141 - Order to remove or perform work	Nil
Section 142 - Notice to complete development	Nil
Section 155 - Emergency order	Nil
Section 157 - Fire safety notice	Nil
Section 192 or 193 - Land management agreement	Nil

Section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	Nil			
Section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	Nil			
Part 16 - Division 1 - Proceedings	Nil			
Section 213 - Enforcement notice	Nil			
Section 214(6), 214(10) or 222 - Enforcement order	Nil			
Public and Environmental Health Act 1987 (repealed)				
Part 3 - Notice	Nil			
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) Part 2 - Condition (that continues to apply) of an approval	Nil			
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)	Nil			
South Australian Public Health Act 2011				
Section 92 - Notice	Nil			
South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that continues to apply) of an approval	Nil			
Other charges				
Charge of any kind affecting the land (not included in another item)	Nil			
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?	Nil			
BUILDING INDEMNITY INSURANCE				
Any approved building work undertaken on the property the subject of Building Indemnity Insurance.				
Approval No.	Insurer	Policy Number	Policy Issued	Builder
170/0129/18	QBE	600055115BWI-8	09/07/2020	U BLD168159
170/0129/18	QBE	600055115BWI-9	09/07/2020	U BLD168159
170/0129/18	QBE	600055115BWI-10	09/07/2020	U BLD168159
170/0129/18	QBE	600055115BWI-11	09/07/2020	U BLD168159
170/0129/18	QBE	600055115BWI-12	09/07/2020	U BLD168159
170/0129/18	QBE	600055115BWI-13	09/07/2020	U BLD168159

Other information that we deem appropriate to this enquiry, including any notice or order issued under the development act 1993 or the Planning, Development and Infrastructure Act 2016

If "Yes", please advise details

NO

Data Extract for Section 7 search purposes

Valuation ID 1727344511

Data Extract Date: 06/06/2025

Important Information

This Data Extract contains information that has been input into the Development Application Processing (DAP) system by either the applicant or relevant authority for the development for which approval was sought under the Planning, Development and Infrastructure Act 2016. The Department for Housing and Urban Development does not make any guarantees as to the completeness, reliability or accuracy of the information contained within this Data Extract and councils should verify or confirm the accuracy of the information in the Data Extract in meeting their obligations under the Land and Business (Sale and Conveyancing) Act 1994.

Parcel ID: C42247 FL6

Certificate Title: CT6246/467

Property Address: UNIT 6 150 ST BERNARDS RD MAGILL SA 5072

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 45 metres)

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

Affordable Housing

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

Hazards (Flooding - Evidence Required)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

Urban Transport Routes

The Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along urban transport routes.

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

DECISION NOTIFICATION FORM

Development Number
170/0129/18/RF

To: D'Andrea & Associates
Suite 11, 467 Fullarton Road
HIGHGATE SA 5063

FOR DEVELOPMENT APPLICATION

DATED 19/01/2018
REGISTERED ON 12/02/2018

Location of Proposed Development: 150 St Bernards Road MAGILL SA 5072

Nature of Proposed Development: **STAGE 2 – FINAL** - To erect a double storey residential flat building comprising six (6) dwellings with associated common driveway, fencing and landscaping
From: **THE CITY OF CAMPBELLTOWN**

Responsible Officer: Ian Wise
Enquiries : 8366 9301
Building Classification: 1a 10a 10b

In respect of this proposed development you are informed that:

NATURE OF DECISION SOUGHT	DECISION	DATE	NO. OF CONDITIONS
Provisional Development Plan Consent	Granted	23/04/2019	7
Provisional Building Rules Consent (Stage 1)	Granted	21/01/2020	2
Provisional Building Rules Consent (Stage 2)	Granted	07/05/2020	6
DEVELOPMENT APPROVAL	Granted	15/07/2020	15

PLEASE REFER TO ATTACHED SHEET FOR DETAILS OF CONDITIONS

Date of Decision: 15/07/2020



Nigel Litchfield
Manager Planning Services

Date: 15 July 2020

Cc: F Pascale, C Pascale
PO Box 1408
ASHTON SA 5137

CONDITIONS

Development Number: 170/0129/18/RF

The Consent or Approval indicated on the attached Decision Notification Form has been granted subject to the following conditions.

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development is to be established in strict accordance with the endorsed stamped details and plans submitted in Development Application number 170/0129/18 and all works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development.

Reason: To ensure that the development is conducted in accordance with the approval

2. Low level energy efficient lighting is to be installed throughout the common areas and maintained in good condition at all times. The subject lights shall be of a suitable luminance so as to not cause impacts to adjoining properties by way of light overspill.

Reason: To illuminate the common areas to make safe at night

3. The driveway shall remain clear and unrestricted at all times to allow for visitors to the site to access visitor parking areas. At no time shall a gate or other barrier be installed across the driveway without the prior consent of the relevant authority.

Reason: To ensure visitors to the site can access designated parking areas

4. All driveways, parking and manoeuvring areas must be formed, sealed with textured or patterned concrete or paving, and be properly drained. They must be maintained in good condition thereafter.

Reason: To ensure useable and safe carparking

5. All upper level windows of all dwellings (with the exception of the upper level windows facing east and screened by balconies and the upper level windows of dwelling 1 facing the street) shall be fitted with manufactured obscure glass to a minimum height of 1.7 metres above the upper floor level, such windows to be permanently fixed shut other than by a wind out mechanism (opening to no greater than 150mm) and hinged at the top or bottom of the window panel. The obscure glass must be fitted prior to commencement of use of the dwellings and is to be maintained at all times.

Reason: To minimise overlooking of adjoining properties

6. The proposed vertical timber slatted privacy screens affixed to the balconies of dwellings 1-5 shall be constructed to a minimum height of 1.8 metres above the finished floor level and the slats shall be positioned and spaced in a manner which ensures that no overlooking occurs to neighbouring properties, to the reasonable satisfaction of Council.

Reason: To minimise overlooking of adjoining properties

7. All planting and landscaping must be completed in the first planting season concurrent with or following commencement of the use of this development and must be maintained in good condition. Any plants which become diseased or die must be replaced by suitable species

Reason: To maintain the amenity of the site and the locality

The conditions (2 + 6) and notes attached to the Provisional Building Rules Consent granted by the Private Certifier form part of this Development Approval and should be read in conjunction with Council's condition and notes.

NOTES

1. Building work associated with this Development Approval must be substantially commenced within 12 months of the date of this approval. Should work not be substantially commenced after 12 months, a new development application will be required to be lodged and approved by Council.
2. A licensed builder or owner builder must provide a notice of completion in accordance with Regulation 83AB of the Development Act 1993 to the Council within 10 business days of completion of the building work. Where a private certifier has granted the building rules consent and is the relevant authority for the purposes of this regulation, the private certifier must forward the statement to the Council within 5 business days.
3. If this application involves development on the boundary or within close proximity of the boundary of the allotment, the applicant must ensure that the development is undertaken entirely on the subject land and that no part of the structure approved, including the guttering, encroaches any property boundary. To ensure that the proposed development is constructed within the allotment and at the approved set back, it is recommended that a site survey be undertaken to confirm the location of the relevant boundaries.
4. Any existing driveway inverts and crossovers that Council considers redundant as a result of development hereby approved, shall be reinstated at the applicant's expense and in accordance with Council specifications.
5. Pursuant to the Building Work Contractors Act, 1995 where an owner builder engages a sub-contractor to perform work or to supervise work then the sub-contractor must enter into a contract in writing setting out in full all of the contractual terms. The contractor also must take out a policy of Indemnity Insurance for each contract over \$12000 in value (Note: Pursuant to Regulation 83AB of the Development Regulations -1993, Part A of the Builders Written Statement needs to be signed by the licensed building work contractor who has carried out the relevant work or who was in charge of carrying out the relevant work to which the statement relates or if there is no such licensed building work contractor - a registered building work supervisor or a private certifier. Part B of the Builders Written Statement needs to be signed by the owner of the relevant land or by someone acting on his or her behalf). (ref Development Regulations 2008 Regulation 21)
6. During construction of the approved development should any friable or bonded Asbestos material be identified you are directed to contact Workplace Services, Mineral Fibres Unit (8303 0405). Removal of any friable or bonded Asbestos material should be undertaken strictly in compliance Workplace Services Guidelines and the relevant provisions of the Occupational Health Safety and Welfare Act, 1995.

7. Any air conditioning unit installed as a part of the approved development should satisfy the requirements of the Environment Protection (Machine Noise) Policy 1994 and be located in a position which minimises impact on adjoining dwellings. Information concerning air conditioners can be found on the web site at www.epa.sa.gov.au or contact the EPA on 8204 2000.

In the interest of good neighbour relations the applicant is requested to advise the neighbours when building work is likely to commence.

The conditions have been imposed to ensure that the development complies with the relevant provisions of the Development Plan and/or the Building Rules and in particular to help ensure that the development is not likely to significantly detract from the character or amenity of the locality.

You are reminded that Section 86(1)(a) of the Development Act, 1993 provides for a right of appeal to the Environment, Resources and Development Court against the imposition of conditions attaching to the decision **within two months** after receipt of this notice.

Please note that any appeal has to be lodged with the Court and **not** the Council.

For assistance in lodging an appeal it is suggested that you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide (phone: (08) 8204 0300).



Nigel Litchfield
Manager Planning Services

Date: 15 July 2020

Professional Building Services Australia Pty Ltd
 607 MARION RD, SOUTH PLYMPTON SA 5038
 Ph. 8374 2211 Fax. 8374 3322 email – pbs@pbsaust.com.au ACN 634 235 206

DECISION NOTIFICATION FORM

DEVELOPMENT NO.: 170/0129/18/RF

PBS REFERENCE NO.: 54561 'A'

DEVELOPMENT APPLICATION Received: 18 December 2019

To:
 William Hashemi
 PO Box 1006
 FIRLE SA 5070

**CAMPBELLTOWN
 CITY COUNCIL**
 08 MAY 2020
RECEIVED

LOCATION OF PROPOSED DEVELOPMENT

150 St Bernards Road MAGILL

NATURE OF PROPOSED DEVELOPMENT

Six, two storey row dwellings
Stage 2: Remainder of works

IN RESPECT OF THIS PROPOSED DEVELOPMENT YOU ARE INFORMED THAT:

NATURE OF DECISION	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
<u>Development Plan Consent</u>	23/04/2019	SEVEN		
<u>Building Rules Consent</u>	7/05/2020	SIX		
<u>Development Approval</u>	TO BE ISSUED BY COUNCIL			

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

This building has been assigned a classification **1a** (dwellings) & **10a** (garage, porch & alfresco) for the purposes of Section 66 of the Development Act.

Dated: 7 May 2020
 Signed: Grant Riches



Building Surveyor / Private Certifier

NO WORK CAN COMMENCE ON THIS DEVELOPMENT UNLESS A DEVELOPMENT APPROVAL HAS BEEN OBTAINED. IF ONE OR MORE CONSENTS HAVE BEEN GRANTED ON THIS NOTIFICATION FORM, YOU MUST NOT START ANY SITE WORKS OR BUILDING WORK OR CHANGE THE USE OF THE LAND UNTIL YOU HAVE ALSO RECEIVED NOTIFICATION OF A DEVELOPMENT APPROVAL.

NOTES FOR APPLICANTS

1. This decision was based on an assessment of the proposal against relevant legislation. Conditions imposed were designed to ensure satisfactory compliance with it.

2. You may have a right of appeal if this Notification is:

A refusal, OR

A consent or approval with conditions

Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environment, Resources & Development Court may allow.

3. If your Application was the subject of third party representations, any consent or consent subject to conditions shall not operate until after fifteen business days from the date of the decision made on your application.

If there is an appeal by a third party, any consent or approval, or any consent or approval with conditions shall not operate until a determination of the appeal. Please contact the Environment, Resources & Development Court fifteen business days from the date of the decision on your application to find out if there has been an appeal lodged.

4. This development must be substantially commenced (for land division, you must apply for certificates of approval) within 12 months of the date of this Notification unless this period has been extended by the Council or Development Assessment Commission.

AND

Any act or work approved or required by this Notification must be completed within 3 years of the date of Notification or a longer time as allowed by the Council or the Development Assessment Commission.

You will require a new approval before commencing or continuing the development if you are unable to satisfy these requirements.

5. **Any new building** or part thereof (except Class 1A and outbuildings) the subject of this approval/consent **must not be occupied until a Certificate of Occupancy has been issued** by Council or PBS Australia.

To facilitate the issue of the Certificate of Occupancy, the **owner must lodge with the Council or PBS Australia a Written Statement** from a suitably qualified person.

In order for an owner to obtain a Certificate of Occupancy, Council or PBS Australia, must obtain a Written Statement from a licensed builder, who was responsible for undertaking any part of the building work, or from a person who holds the appropriate qualifications as prescribed in Part 15 of the Development Regulations, et. Building Surveyor, Assistant Building Surveyor, Building Surveying Technician, Registered Architect, and Private Certifier, which the building work has been carried out in accordance with the approval. The statement must also include information to the effect that any connections made to any:

- (a) public electricity source;
- (b) public water supply;
- (c) public sewer;
- (d) septic tank effluent drainage system;
- (e) public telecommunications system;
- (f) other service or facility provided by a public authority or utility

have been made in accordance with the requirements of the relevant authority or utility.

Where there is no licensed builder, notice to Council must be given, prior to the commencement of the work, of the name, address and telephone number of the person who is to provide the written statement.

The owner is to apply in writing for a Certificate of Occupancy.

6. Dwellings (Class 1A buildings) do not require a Certificate of Occupancy; however written statements are required to be lodged with the relevant authority. Owner builders may sign statements for work they are responsible for. If licensed builders (subcontractors) are engaged they are required to sign statements pertaining to the standard of work they have performed.

For any clarification of any above item, please contact our office on (08) 8374 2211

BUILDING RULES CONSENT CONDITIONS

- 1 Mechanical ventilation must be provided to internal toilets and the like and in accordance with Clause 3.8.5 of Volume Two of the National Construction Code must discharge to the atmosphere or to a well ventilated roof.
- 2 A licensed builder must carry out the building work and that builder must take out the necessary Indemnity Insurance. The Certificate of Indemnity Insurance must be provided to Professional Building Services Australia on or before three business days of the commencement of the building work.
- 3 The development shall be undertaken in accordance with the Council approved Development Plan Consent plans and conditions subject only to the variations specified in the Schedule 22A – Certificate of Consistency.
- 4 The stormwater shall be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners or lie against any building or create unsanitary conditions.
- 5 Loads from floor joists are to be located directly above studs at or within 1.5 times the depth of the plate from the stud, alternatively the size of the top plate for the lower storey is to be determined from Span Table 46 of AS 1684 – Part 2.
- 6 Any bedroom window opening, being less than 1.7m above the floor level and the window is 2m or more above the surface beneath shall not permit a 125mm sphere to pass through it.

BUILDING RULES CONSENT NOTES

- 1 Notification by the owner must be given to the Council at the following stages:
 - one business day's notice of the intended commencement of building work on the site, and
 - one business days notice of the completion of the building work.Council may have a requirement to be notified at other stages of construction. It is strongly recommended you read all documentation from Council to ensure you do not commit an offence under the Development Act 1993.
- 2 Notice of intended commencement of building work must also include the name, address and telephone number of the persons to sign Parts A and B of the Statement of Compliance.
- 5 Pursuant to Regulation 83 AB (Class 1a buildings) of the Development Regulations 1993 the licensed builder or if there is no licensed builder a private certifier or registered building work supervisor must provide Professional Building Services Australia with a written statement declaring that the building work has been carried out in accordance with the building Consent documents. This statement must be provided within 10 days after occupation of the dwelling.

Building Indemnity Insurance Certificate of Insurance

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



Policy Number 600055115BWI-8

KAVIR BUILDING ENTERPRISES PTY
150 ST BERNARDS RD
MAGILL 5072

Name of Intermediary
INSURANCE ADVISERNET AUST P/L
214 GREENHILL ROAD
EASTWOOD SA 5063

Account Number
60BWIAA00
Date Issued
09/07/2020

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Building Work Contractors Act 1995 and regulations has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035, in respect of the Domestic Building Work as described in the Schedule herein.

In Respect of

NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE

At

1/150 ST BERNDARDS ROAD
MAGILL SA 5072

Carried Out By

BUILDER
GHOLAM ALI HASHEMI
ABN: 11 180 744 397

Declared Contract Price

\$137,500.00

Contract Date

28/05/2020

Builders Registration No.

UBLD168159

Building Owner / Beneficiary

KAVIR BUILDING ENTERPRISES PTY
LTD ATF KAVIR BUILDING ENTERPR

Subject to the Building Work Contractors Act 1995 and regulations and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner.

For and behalf of

QBE Insurance (Australia) Limited.

IMPORTANT NOTICE:

This Certificate must be read in conjunction with the Policy Wording and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

Building Indemnity Insurance Certificate of Insurance

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



Policy Number 600055115BWI-11

KAVIR BUILDING ENTERPRISES PTY
150 ST BERNARDS RD
MAGILL 5072

Name of Intermediary
INSURANCE ADVISERNET AUST P/L
214 GREENHILL ROAD
EASTWOOD SA 5063

Account Number
60BWIAA00
Date Issued
09/07/2020

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Building Work Contractors Act 1995 and regulations has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035, in respect of the Domestic Building Work as described in the Schedule herein.

In Respect of

NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE

At

4/150 ST BERNDARDS ROAD
MAGILL SA 5072

Carried Out By

BUILDER
GHOLAM ALI HASHEMI
ABN: 11 180 744 397

Declared Contract Price

\$137,500.00

Contract Date

28/05/2020

Builders Registration No.

UBLD168159

Building Owner / Beneficiary

KAVIR BUILDING ENTERPRISES PTY
LTD ATF KAVIR BUILDING ENTERPR

Subject to the Building Work Contractors Act 1995 and regulations and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner.

For and behalf of

QBE Insurance (Australia) Limited.

IMPORTANT NOTICE:

This Certificate must be read in conjunction with the Policy Wording and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

Building Indemnity Insurance Certificate of Insurance

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



Policy Number 600055115BWI-13

KAVIR BUILDING ENTERPRISES PTY 150 ST BERNARDS RD MAGILL 5072	Name of Intermediary INSURANCE ADVISERNET AUST P/L 214 GREENHILL ROAD EASTWOOD SA 5063	Account Number 60BWIAA00 Date Issued 09/07/2020
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Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Building Work Contractors Act 1995 and regulations has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035, in respect of the Domestic Building Work as described in the Schedule herein.

In Respect of At	NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE 6/150 ST BERNDARDS ROAD MAGILL SA 5072
Carried Out By	BUILDER GHOLAM ALI HASHEMI ABN: 11 180 744 397
Declared Contract Price	\$137,500.00
Contract Date	28/05/2020
Builders Registration No.	UBLD168159
Building Owner / Beneficiary	KAVIR BUILDING ENTERPRISES PTY LTD ATF KAVIR BUILDING ENTERPR

Subject to the Building Work Contractors Act 1995 and regulations and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner.

For and behalf of

QBE Insurance (Australia) Limited.

IMPORTANT NOTICE:

This Certificate must be read in conjunction with the Policy Wording and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

Building Indemnity Insurance Certificate of Insurance

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



Policy Number 600055115BWI-9

<p>KAVIR BUILDING ENTERPRISES PTY 150 ST BERNARDS RD MAGILL 5072</p>	<p>Name of Intermediary INSURANCE ADVISERNET AUST P/L 214 GREENHILL ROAD EASTWOOD SA 5063</p>	<p>Account Number 60BWIAA00 Date Issued 09/07/2020</p>
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Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Building Work Contractors Act 1995 and regulations has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035, in respect of the Domestic Building Work as described in the Schedule herein.

In Respect of At	NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE 2/150 ST BERNDARDS ROAD MAGILL SA 5072
Carried Out By	BUILDER GHOLAM ALI HASHEMI ABN: 11 180 744 397
Declared Contract Price	\$137,500.00
Contract Date	28/05/2020
Builders Registration No.	UBLD168159
Building Owner / Beneficiary	KAVIR BUILDING ENTERPRISES PTY LTD ATF KAVIR BUILDING ENTERPR

Subject to the Building Work Contractors Act 1995 and regulations and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner.

For and behalf of

QBE Insurance (Australia) Limited.

IMPORTANT NOTICE:

This Certificate must be read in conjunction with the Policy Wording and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

Building Indemnity Insurance Certificate of Insurance

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



Policy Number 600055115BWI-10

KAVIR BUILDING ENTERPRISES PTY 150 ST BERNARDS RD MAGILL 5072	Name of Intermediary INSURANCE ADVISERNET AUST P/L 214 GREENHILL ROAD EASTWOOD SA 5063	Account Number 60BWIAA00 Date Issued 09/07/2020
---	--	--

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Building Work Contractors Act 1995 and regulations has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035, in respect of the Domestic Building Work as described in the Schedule herein.

In Respect of	NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	3/150 ST BERNDARDS ROAD MAGILL SA 5072
Carried Out By	BUILDER GHOLAM ALI HASHEMI ABN: 11 180 744 397
Declared Contract Price	\$137,500.00
Contract Date	28/05/2020
Builders Registration No.	UBLD168159
Building Owner / Beneficiary	KAVIR BUILDING ENTERPRISES PTY LTD ATF KAVIR BUILDING ENTERPR

Subject to the Building Work Contractors Act 1995 and regulations and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner.

For and behalf of

QBE Insurance (Australia) Limited.

IMPORTANT NOTICE:

This Certificate must be read in conjunction with the Policy Wording and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

Building Indemnity Insurance Certificate of Insurance

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



Policy Number 600055115BWI-12

KAVIR BUILDING ENTERPRISES PTY 150 ST BERNARDS RD MAGILL 5072	Name of Intermediary INSURANCE ADVISERNET AUST P/L 214 GREENHILL ROAD EASTWOOD SA 5063	Account Number 60BWIAA00 Date Issued 09/07/2020
---	--	--

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Building Work Contractors Act 1995 and regulations has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035, in respect of the Domestic Building Work as described in the Schedule herein.

In Respect of	NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	5/150 ST BERNDARDS ROAD MAGILL SA 5072
Carried Out By	BUILDER GHOLAM ALI HASHEMI ABN: 11 180 744 397
Declared Contract Price	\$137,500.00
Contract Date	28/05/2020
Builders Registration No.	UBLD168159
Building Owner / Beneficiary	KAVIR BUILDING ENTERPRISES PTY LTD ATF KAVIR BUILDING ENTERPR

Subject to the Building Work Contractors Act 1995 and regulations and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner.

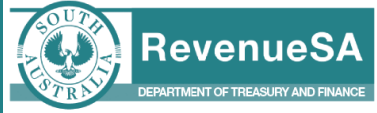
For and behalf of

QBE Insurance (Australia) Limited.

IMPORTANT NOTICE:

This Certificate must be read in conjunction with the Policy Wording and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

ANNEXURE 'D'



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: 2678997

CITI FORM 1 SERVICES PTY LTD
314 MORPHETT STREET
ADELAIDE SA 5000

DATE OF ISSUE

03/06/2025

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
19286141	P L WONG			
PROPERTY DESCRIPTION				
U6 150 ST BERNARDS RD / MAGILL SA 5072 / LT 6 C42247				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
1727344511	CT 6246/467	\$600,000.00	R4 1.000	RE 0.400
LEVY DETAILS:				
	FIXED CHARGE	\$	50.00	
	+ VARIABLE CHARGE	\$	226.05	
	- REMISSION	\$	139.20	
	- CONCESSION	\$	0.00	
	+ ARREARS / - PAYMENTS	\$	-136.85	
	= AMOUNT PAYABLE	\$	0.00	
FINANCIAL YEAR				
2024-2025				

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 01/09/2025



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7002606510</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to:</p> <p>Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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OFFICIAL: Sensitive

ANNEXURE 'E'



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: 2678997

CITI FORM 1 SERVICES PTY LTD
314 MORPHETT STREET
ADELAIDE SA 5000

DATE OF ISSUE
03/06/2025

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

OWNERSHIP NAME		FINANCIAL YEAR	
P L WONG		2024-2025	
PROPERTY DESCRIPTION			
U6 150 ST BERNARDS RD / MAGILL SA 5072 / LT 6 C42247			
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	TAXABLE SITE VALUE	AREA
1727344511	CT 6246/467	\$230,000.00	0.0134 HA
DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:			
CURRENT TAX	\$ 0.00	SINGLE HOLDING	\$ 0.00
- DEDUCTIONS	\$ 0.00		
+ ARREARS	\$ 0.00		
- PAYMENTS	\$ 0.00		
= AMOUNT PAYABLE	\$ 0.00		

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

ON OR BEFORE 01/09/2025



See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456293 Ref: 7002606429</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to:</p> <p>Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
17 27344 51 1	CT6246467	3/6/2025	8557	2678997

CITI FORM 1 SERVICES PTY LTD
 314 MORPHETT ST
 ADELAIDE SA 5000
 helenw.suntide@gmail.com

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: P L WONG
 Location: U6 150 ST BERNARDS RD MAGILL LT6 C42247
 Description: 5THGALF BALC Capital Value: \$ 600 000
 Rating: Residential

Periodic charges

Raised in current years to 31/3/2025

			\$
	Arrears as at: 30/6/2024	:	0.00
Water main available:	18/9/2020	Water rates	235.80
Sewer main available:	18/9/2020	Sewer rates	279.90
		Water use	143.01
		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	658.71CR
		Balance outstanding	0.00

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

Next quarterly charges: Water supply: 78.60 Sewer: 93.30 Bill: 4/6/2025

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

The last Water Use Year ended on 28/05/2025.

MAINS WATER USE CHARGE of \$36.02 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.





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

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

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



South Australian Water Corporation

Name: P L WONG Water & Sewer Account Acct. No.: 17 27344 51 1 Amount: _____

Address:
U6 150 ST BERNARDS RD MAGILL LT6
C42247

Payment Options

EFT EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1727344511



Bill code: 8888
Ref: 1727344511

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: 1727344511



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

ANNEXURE 'G'



APPROVED BY THE REAL ESTATE INSTITUTE OF SOUTH AUSTRALIA INC
FOR THE EXCLUSIVE USE OF REISA MEMBERS

Real Estate Institute of South
Australia Incorporated
© Copyright 7/2/2003
Form No. 3022

APPLICATION/STATEMENT

STRATA TITLES ACT 1988 (SECTION 41)
COMMUNITY TITLES ACT 1996 (SECTIONS 11, 44, 51, 139)

To: The Secretary: * ~~Strata~~ / Community Corporation No. **42247** Incorporated

From: **Suntide Conveyancing**

*on behalf of the: *owner / *mortgagee / *prospective purchaser / *prospective mortgagee in regard to..

*Unit/Lot No **6** in the above Corporation which is situated at **150 St Bernards Road, Magill, SA 5072**

and owned by **PAK LUEN WONG**

I/We request that you provide the following information:

PART 1 FINANCIAL DETAILS

1.1 Unit/Lot Entitlement **1860** Total of all Unit/Lot Entitlements **10,000**

NEW BUDGET AND LEVIES TO BE SET AT AGM 2025 FOR NEXT PERIOD

1.2 (a) Maintenance Contributions

Amount Payable \$ **218.55** per **quarter** paid to **30/06/2025**

(b) Levies Payable (Description, Amount, Due Date)

(1) **Administration Fund** \$**TBA**

(2) **Sinking Fund** \$**TBA**

(c) Arrears

Contributions **NIL** Levies \$**NIL** Interest \$ **Nil**

As at **5/06/2025** Total Arrears **NIL**

N.B. Interest accrues daily at **15 %** per annum **after 30 days**

(d) Water charges to be paid by * ~~Corporation~~ / Owner

1.3 Liabilities of the Corporation

(a) Current liabilities incurred by the Corporation to which the unit/lot holder must or is likely to be required to contribute: (excluding 1.2)

(1) **As per Budget** \$

(2) \$

(b) Future liabilities resolved to be incurred by the Corporation to which the unit/lot holder must or is likely to be required to contribute: (excluding 1.2)

(1) \$

(2) \$

1.4 Assets of the Corporation

Name of Fund: **CC 42247 Inc.**

Where held: **Macquarie Bank Limited**

(a) Sum standing to credit of fund \$ **1,811.41** **Administration Fund**

(b) Amount budgeted for known expenses \$ **See budget**

(c) Amount in Sinking Fund \$ **200.414** Purpose **See budget**

(d) Particulars of other assets: (common property improvements that do not appear on the strata plans)

.....

* (Delete where not applicable)

PART 2 INSURANCE DETAILS

Insurer	Strata Community Insurance		
Property Cover	\$ 220,000	Expiry Date 2/9/2025	Policy No. SOAI24000234
Public Liability	\$ 30,000,000	Expiry Date 2/9/2025	Policy No. SOAI24000234
Other Covers (e.g. Voluntary Workers, Fidelity Guarantee, Machinery Breakdown, Flood)			
(1) Voluntary Workers	Included	Expiry Date 2/9/2025	Policy No. SOAI24000234
(2) Fidelity Guarantee	\$ 100,000	Expiry Date 2/9/2025	Policy No. SOAI24000234
(3) Office Bearers	\$ 250,000	Expiry Date 2/9/2025	Policy No. SOAI24000234
(4) Flood	Included	Expiry Date 2/9/2025	Policy No. SOAI24000234

PART 3 Please supply a copy of each of the following: (Applicant to delete if not required)

- 3.1 (a) Minutes of general meetings of the Corporation for the last two (2) years.
 - ~~3.1 (b) Minutes of management committee meetings of the Corporation for the last two (2) years.~~
 - 3.1 (c) Detail of any "special resolution" or "unanimous resolution" affecting the unit or common property passed during the last five (5) years (excluding those contained in (a) above)
- ~~Refer relevant minutes attached~~
- 3.2 Statement of Accounts of the Corporation last prepared.
 - 3.3 ~~*The Articles/The By-Laws~~ now in force.
 - 3.4 Certificate of Currency of Insurance.
 - ~~3.5 Insurance Policy(ies) currently in force by the Corporation.~~
 - ~~3.6 The Development Contract [Section 51] and Particulars of the owners obligations.~~
 - ~~3.7 The Scheme Description [Section 11]~~

PART 4 Please complete the following:

The Corporation's records are available for inspection at **30 Unley Road Unley SA 5061**
 on any working day between the hours of **10:00** am and **4:00** pm. Contact phone **(08) 8357 3500**
(A fee of \$5.00 will be charged)

PART 5 Fees Payable (which must accompany this application - delete any item that does not apply)

5.1	* (a) For completing and supplying items 3.1 to 3.4 inclusive	\$66.00
	* (b) For supplying item 3.5	\$10.00
	* (c) For supplying item 3.6	\$25.00
	* (d) For supplying item 3.7	\$25.00
Total fees payable on this application		<u><u>\$66.00</u></u>

5.2 **Date of Application: 5/6/2025** Signed for/on behalf of the Applicant
Date of Statement: 5/6/2025 Signed for/on behalf of the Corporation

berna



Applicant - Please Note:

- 1. This statement does not take into account any decisions or transactions of the Corporation at or subsequent to the issue thereof.
- 2. Applicants are invited to check the current status prior to settlement.
- 3. Please advise the Corporation the name and address of the new owner when settlement has been effected.

* (Delete where not applicable)

MINUTES OF THE EXTRAORDINARY GENERAL MEETING
Community Corporation Scheme No. 42247 INC
150 St Bernards Road, Magill, SA 5072

DATE **Saturday, 11 May 2024**

LOCATION **Online**

PRESENT

The following Owners were represented at the meeting:

Lot 1: Danny

Lot 2: Yuan Zhu

Lot 3: Dinh

Lot 4: Beau

1. QUORUM

A Quorum was declared as there were 4 out of a possible 6 Lots represented.

CHAIRPERSON

Danny was appointed Chairperson for the Meeting.

Carried Unanimously

2. APPOINTMENT OF BODY CORPORATE MANAGER

To resolve that the current strata manager be terminated as the Body Corporate Manager and Fewster Strata & Community Management Pty Ltd be appointed as the Body Corporate Manager of the Corporation.

3. MEETING FINISHED

MINUTES OF THE ANNUAL GENERAL MEETING
COMMUNITY CORPORATION Scheme No. 42247 INC
150 St Bernards Road, Magill, SA 5072

DATE Tuesday, 9 July 2024 at 4:00pm

LOCATION 30 Unley Road, Unley SA and Online via ZOOM

PRESENT

The following Owners were represented at the meeting:

Lot 1: Danny Soetanto

Lot 2: Yuan Zhu

Lot 3: Dinh Bang Nguyen

Lot 4: Tony Tang

Lot 5: Beau John

Charlie Fewster was present as the Body Corporate Manager representing Fewster Strata & Community Management Pty Ltd (FSCM)

1. QUORUM

A Quorum was declared as there were 5 out of a possible 6 Lots represented.

2. CHAIRPERSON

Charlie Fewster was appointed Chairperson for the Meeting, assisted by Lauren Beard.

Carried Unanimously

3. PRESENTATION OF FINANCIAL STATEMENT

To resolve that the Financial Accounts of the Corporation up to 30 June 2024 be accepted as true and accurate.

To resolve the Annual Financial Period for the Corporation of 1 July 2024 – 30 June 2025, recurring on an annual basis, be accepted and adopted.

Carried Unanimously

4. APPOINTMENT OF BODY CORPORATE MANAGER

It was resolved that Fewster Strata & Community Management (FSCM) Pty Ltd be appointed as the Body Corporate Manager of the Corporation at a Fee of \$1,900.00 for the next twelve (12) months. Disbursements incurred by FSCM in relation to the Management of the Corporation may be recovered from the Corporation. The Management duties are in accordance with the duties as specified in the Management Agreement, with the Presiding Officer being authorised to sign the Management Agreement on behalf of the Corporation.

A copy of the Management Agreement will be forwarded to the Presiding Officer, with the fully executed copy to be uploaded to the Community Portal.

Carried Unanimously

Our Additional Services: Residential and Commercial Property Management

With the re-appointment of Fewster Strata and Community Management, we would like to make Owners aware that Fewster Properties also provides comprehensive services for Residential and Commercial Property Management. Please direct your interest to Charlie or Olivia for further information on our services and fees at charlie@fewster.com.au or olivia@fewster.com.au where we will be more than happy to discuss your requirements.

5. ELECTION OF OFFICERS

It was resolved that Beau John be appointed to the position of Presiding Officer.

It was resolved that Yuan Zhu be appointed to the position of Secretary.

It was resolved that Tony Tang be appointed to the position of Treasurer.

Public Officer

It was resolved that Suzie Fewster be appointed as Public Officer of the Corporation.

Carried Unanimously

6. REVIEW OF INSURANCE POLICIES

FSCM tabled the Product Disclosure Statement (PDS) and Financial Services Guide (FSG) and explained they are an Authorised Distributor/ Representative of Strata Community Insurance Agencies Pty Ltd (SCI) / CHU Underwriting Agencies Pty Ltd (CHU) for the sale of Strata and Community insurance products. Copies of the PDS and FSG are available on request from our office or alternatively, can be found at stratacommunityinsure.com.au / www.chu.com.au.

The Manager is qualified to give general and factual advice about insurance, not personal advice, however, any decisions made regarding the product should be made in conjunction with the PDS and FSG.

Fewster Strata and Community Management Pty Ltd obtain a commission from the underwriter of up to 20% of the Base Premium for the placement of such insurance through the Body Corporate Manager. When insurance is placed through the Manager there are no fees charged to the Corporation for the processing of claims. FSCM is required to obtain clear instructions from the Corporation for the renewal of insurance.

A. Valuation

The importance of three to five yearly formal valuations was discussed with Owners as for compliance with Legislation, the Act states the building & common area contents must be insured for full replacement value.

There are no recent Insurance Valuations of the Corporation on file and no set Current Sum.

The next formal valuation is due in 2024.

After some discussion it was resolved to undertake a formal valuation in July 2024.

B. Current Insurance Details - Common Property

Insurer	Liability Brokers
Policy Number	141U214471BPK
Renewal Date	21/02/2025
Community Property	Not insured
Common Contents	Not insured
Loss of Rent/Temp Accom	Not insured
Public Legal Liability	\$20,000,000
Office Bearers Liability	Not insured
Voluntary Workers	Not insured
Fidelity Guarantee	Not insured
Catastrophe	Not insured
Lot Owners Fixtures & Improvements	\$250,000 per Lot
Flood & Floating Floors Cover	Not selected
Excesses	\$500

C. Renewal Directions

FSCM advised the Corporation that Catastrophe Insurance Cover is available, enabling the Corporation to nominate a percentage (up to 30%) of the Current Sum insured and arrange supplementary Catastrophe Cover for that amount.

Catastrophe cover is not in place and will continue.

Catastrophe Insurance is an additional component of the policy available providing further cover and risk reduction to the Corporation should there be any Escalation in the cost of the replacement of the Insured Property if it is destroyed, or it is assessed as a constructive total loss, as a result of a Catastrophic event. A Catastrophic event is declared by the Insurance Council of Australia (ICA) should there be an Event which is sudden and widespread and which causes substantial damage to property over a large area. i.e. flood, cyclone or hail.

After some discussion it was resolved that an alternate quotes be obtained, and the Sum Insured be set at the full replacement value as reported in the formal valuation to be undertaken in July 2024. The quotes to presented to Owners for a decision, with the Presiding Officer to give clear instruction to the Manager as to the preferred insurer.

The premium is due and payable on confirmation by the Corporation to ensure the Corporation is insured adequately.

To ensure the Corporation continues to have insurance that meets the requirements of the Community Titles Act, it was resolved that Fewster Strata & Community Management Pty Ltd be granted a standing order to automatically renew the insurance policy each year at the limits of cover presently held, or as determined at a general meeting of the Corporation.

Carried Unanimously

7. LOT OWNERS INSURANCE

FSCM advised Owners that the Community Corporation's insurance policy does not cover the Building Sum/Property Insurance, an Owner's or Tenant's contents (including carpets, curtains and light fittings) or an Owner's legal liability in their unit subsidiary. It is each individual Owner's responsibility to arrange appropriate insurance for their unit. Owners were reminded that Lot Owner's Insurance is requirement as should a claim be made in relation to the Corporation's Insurance policy and an individual lot owner's entitlement area is not insured, the Insurance company reserves the right to deny such claim. FSCM advised Owner's they are an Authorised Representative of CHU Underwriting Agencies Pty Ltd (CHU) and are authorised to organise and provide Landlord Insurance. Should you wish for FSCM to arrange appropriate quotes for your unit, please let us know and we will be happy to get in touch with you directly to arrange suitable coverage for same.

8. COMMON PROPERTY MAINTENANCE

It was resolved that the following gardening and/or maintenance would be carried out;

Gutter Cleaning

Owners resolved they are responsible for the cleaning of the gutters & downpipes of their respective Units & Lots.

Visual Termite Inspections

Owners resolved to monitor their respective Lots, Units & the Corporation Common Area, for any signs of termite activity. Should termite activity be identified, Owners are to contact the BCM to action.

Gardening/weeding/site-tidy

Owners agreed that they are responsible maintaining the Corporation Common Areas outside of / directly in-line with their respective Unit/Lot.

To be discussed further in the 2025 AGM.

Driveway concrete repairs

No action required, to be discussed at each AGM to ensure well maintained.

Annual stormwater & Sewer drain cleans - Preventative maintenance

No action required, to be discussed at each AGM to ensure well maintained.

Owners discussed there is a common sump pump located at the property. Should the sump pump require a clean, service, repairs or maintenance, the Presiding Officer can request on behalf of the Corporation to engage a plumber to investigate and rectify as required.

Smoke Alarms

All Owners were reminded to ensure their smoke detectors/alarms are monitored annually and/ or as required to comply with Legislation.

9. SINKING FUND ANALYSIS

Owners were advised a Sinking Fund is a reserve fund for non-recurrent expenditure items in future years. After some discussion, the Corporation resolved to approve the proposed non-recurrent expenditure time-line/schedule.

Carried Unanimously

10. BUDGET AND LEVIES

It was resolved the Corporation Levies be set at a total of \$4,500 for the Administration Fund and \$200 for the Sinking Fund for 2024/25. Levies are due each quarter and are to be paid in advance in accordance with Unit Entitlement.

Levies will be due on the following dates:

1 July 2024, 1 October 2024, 1 January 2025 and 1 April 2025.

Owners are reminded that unpaid levies attract a fine of 15% after 30 days. These fees remain attached to the Unit in question until point of sale or payment of interest and fines, whichever occurs first. Please note, fines are charged on behalf of the Corporation and are paid directly into the Corporation's bank account.

Any major works unable to be paid from the accumulated funds or should any fund shortages arise, these are to be paid by way of a Special Levy, of which the Presiding Officer has the authority to approve on behalf of the Corporation.

Carried Unanimously

Bank Account

FSCM has authority to open and operate an independent Bank Account on behalf of and in the name of the Corporation.

Carried Unanimously

11. APPROVALS AND ADOPTION OF POLICIES

No approvals or policies were discussed for adoption.

12. GENERAL BUSINESS

No general business was discussed.

13. NEXT MEETING

The next AGM is to be held on Monday 11 August 2025 at 4:00pm at Fewster Strata & Community Management's Office located at 30 Unley Road, Unley or Online via ZOOM

14. MEETING FINISH TIME 4:53pm

Ownership Ledger

Transactions From: 31/12/1999 To: 22/05/2024

Filter: For selected ownerships

Strata Corp 42247 Inc (ID:1762) - 150 Saint Bernards Road, Magill										
Received	Entered	#	Account	Type	Description	Payer/Payee	Property	Debit	Credit	Balance
					Opening Balance					\$0.00
15/11/2022	16/11/2022	41646	201110	Tenancy Receipt	Inv #71917 - Strata Levy - 01/11/2022 - 31/12/2022	Yihao Ren	S2/150 Saint Bernards Road, Magill		\$50.00	\$50.00
23/11/2022	24/11/2022	41907	201110	Tenancy Receipt	Inv #71920 - Strata Levy - 01/11/2022 - 31/12/2022	Beau John	S5/150 Saint Bernards Road, Magill		\$50.00	\$100.00
25/11/2022	26/11/2022	42000	201110	Tenancy Receipt	Inv #71916 - Strata Levy - 01/11/2022 - 31/12/2022	Danny Prabowo Soetanto	S1/150 Saint Bernards Road, Magill		\$50.00	\$150.00
29/11/2022	30/11/2022	42104	201110	Tenancy Receipt	Inv #71918 - Strata Levy - 01/11/2022 - 31/12/2022	Dinh Bang Nguyen	S3/150 Saint Bernards Road, Magill		\$50.00	\$200.00
30/11/2022	30/11/2022	71922	301130	Creditor Invoice	Inv Ref: 150 St Bernards - Strata Levy 01/11/2022-31/12/2022 Batch: 1377, EFT: Yeeles Property Management BSB: 185-300, No: 301961892	Ray White Strata Management Fee	150 Saint Bernards Road, Magill	\$150.00		\$50.00
30/11/2022	1/12/2022	42116	201110	Tenancy Receipt	Inv #71919 - Strata Levy - 01/11/2022 - 31/12/2022	Tony Yang	S4/150 Saint Bernards Road, Magill		\$50.00	\$100.00
20/12/2022	21/12/2022	42764	201110	Tenancy Receipt	Inv #71921 - Strata Levy - 01/11/2022 - 31/12/2022	Pakluen Wong	S6/150 Saint Bernards Road, Magill		\$50.00	\$150.00
29/12/2022	29/12/2022	71935	301170	Creditor Invoice	Inv Ref: 500017192112 - Electricity Batch: 1409, BPAY Ref: 500017192112	Origin Energy	150 Saint Bernards Road, Magill	\$111.13		\$38.87
1/03/2023	2/03/2023	44960	201110	Tenancy Receipt	Inv #76880 - Strata Levy - 01/01/2023 - 31/03/2023	Danny Prabowo Soetanto	S1/150 Saint Bernards Road, Magill		\$50.00	\$88.87
1/03/2023	2/03/2023	44940	102	Tenancy Receipt	Inv #76881 - Strata Levy - 01/01/2023 - 31/03/2023	Yihao Ren	S2/150 Saint Bernards Road, Magill		\$50.00	\$138.87
2/03/2023	3/03/2023	44979	102	Tenancy Receipt	Inv #76884 - Strata Levy - 01/01/2023 - 31/03/2023	Beau John	S5/150 Saint Bernards Road, Magill		\$50.00	\$188.87
3/03/2023	6/03/2023	45051	102	Tenancy Receipt	Inv #76882 - Strata Levy - 01/01/2023 - 31/03/2023	Dinh Bang Nguyen	S3/150 Saint Bernards Road, Magill		\$50.00	\$238.87
8/03/2023	8/03/2023	76886	301130	Creditor Invoice	Inv Ref: 150 St Bernards - Strata Levy - 01/01/2023-31/03/2023 Batch: 1491, EFT: Yeeles Property Management BSB: 185-300, No: 301961892	Ray White Strata Management Fee	150 Saint Bernards Road, Magill	\$150.00		\$88.87
22/03/2023	22/03/2023	79174	301110	Creditor Invoice	Inv Ref: 17273439910 - Water Rates Batch: 1498, BPAY Ref: 17273439910	SA Water	150 Saint Bernards Road, Magill	\$12.17		\$76.70
30/03/2023	31/03/2023	45867	201110	Tenancy Receipt	Inv #79797 - Strata Levy 1/4/2023 - 30/6/2023	Yihao Ren	S2/150 Saint Bernards Road, Magill		\$50.00	\$126.70
31/03/2023	31/03/2023	76923	301170	Creditor Invoice	Inv Ref: 500017192112 - Electricity Batch: 1512, BPAY Ref: 500017192112	Origin Energy	150 Saint Bernards Road, Magill	\$111.13		\$15.57
3/04/2023	4/04/2023	45976	201110	Tenancy Receipt	Inv #79796 - Strata Levy 01/04/2023 - 30/06/2023	Danny Prabowo Soetanto	S1/150 Saint Bernards Road, Magill		\$50.00	\$65.57
11/04/2023	12/04/2023	46199	102	Tenancy Receipt	Inv #76883 - Strata Levy - 01/01/2023 - 31/03/2023	Tony Yang	S4/150 Saint Bernards Road, Magill		\$50.00	\$115.57
11/04/2023	12/04/2023	46199	201110	Tenancy Receipt	Inv #79799 - Strata Levy 01/04/2023 - 30/06/2023	Tony Yang	S4/150 Saint Bernards Road, Magill		\$50.00	\$165.57
14/04/2023	14/04/2023	79848	301130	Creditor Invoice	Inv Ref: 150 St Bernards - Strata Levy - 01/04/2023 - 30/06/2023 Batch: 1532, EFT: Ray White Unley BSB: 185-300, No: 305555849	Ray White Strata Management Fee	150 Saint Bernards Road, Magill	\$150.00		\$15.57
2/05/2023	3/05/2023	47005	201110	Tenancy Receipt	Inv #79798 - Strata Levy 01/04/2023 - 30/06/2023	Dinh Bang Nguyen	S3/150 Saint Bernards Road, Magill		\$50.00	\$65.57

Ownership Ledger

Transactions From: 31/12/1999 To: 22/05/2024

12/05/2023	13/05/2023	47375	201110	Tenancy Receipt	Inv #79800 - Strata Levy 01/04/2023 - 30/06/2023	Beau John	S5/150 Saint Bernards Road, Magill	\$50.00	\$115.57
23/05/2023	24/05/2023	47714	102	Tenancy Receipt	Inv #76885 - Strata Levy - 01/01/2023 - 31/03/2023	Paklun Wong	S6/150 Saint Bernards Road, Magill	\$50.00	\$165.57
23/05/2023	24/05/2023	47714	201110	Tenancy Receipt	Inv #79801 - Strata Levy 01/04/2023 - 30/06/2023	Paklun Wong	S6/150 Saint Bernards Road, Magill	\$50.00	\$215.57
19/06/2023	20/06/2023	48637	201110	Tenancy Receipt	Inv #83958 - Strata Levy 01/07/2023 - 30/09/2023	Danny Prabowo Soetanto	S1/150 Saint Bernards Road, Magill	\$50.00	\$265.57
21/06/2023	22/06/2023	48688	201110	Tenancy Receipt	Inv #83959 - Strata Levy 01/07/2023 - 30/09/2023	Yihao Ren	S2/150 Saint Bernards Road, Magill	\$50.00	\$315.57
28/06/2023	28/06/2023	83972	301130	Creditor Invoice	Inv Ref: 150 St Bernards - Strata Levy 01/07/2023 - 30/09/2023 Batch: 1602, EFT: Ray White Unley BSB: 185-300, No: 305555849	Ray White Strata Management Fee	150 Saint Bernards Road, Magill	\$150.00	\$165.57
28/06/2023	28/06/2023	84332	301170	Creditor Invoice	Inv Ref: 500017192112 - Electricity Batch: 1602, BPAY Ref: 500017192112	Origin Energy	150 Saint Bernards Road, Magill	\$120.47	\$45.10
5/07/2023	6/07/2023	49159	201110	Tenancy Receipt	Inv #83962 - Strata Levy 01/07/2023 - 30/09/2023	Beau John	S5/150 Saint Bernards Road, Magill	\$50.00	\$95.10
10/07/2023	11/07/2023	49316	201110	Tenancy Receipt	Inv #83960 - Strata Levy 01/07/2023 - 30/09/2023	Dinh Bang Nguyen	S3/150 Saint Bernards Road, Magill	\$50.00	\$145.10
10/07/2023	11/07/2023	49329	201110	Tenancy Receipt	Inv #83961 - Strata Levy 01/07/2023 - 30/09/2023	Tony Yang	S4/150 Saint Bernards Road, Magill	\$50.00	\$195.10
17/07/2023	18/07/2023	49579	201110	Tenancy Receipt	Inv #83963 - Strata Levy 01/07/2023 - 30/09/2023	Paklun Wong	S6/150 Saint Bernards Road, Magill	\$50.00	\$245.10
31/07/2023	31/07/2023	86639	301170	Creditor Invoice	Inv Ref: 500017192112 - Electricity Batch: 1652, BPAY Ref: 500017192112	Origin Energy	150 Saint Bernards Road, Magill	\$128.70	\$116.40
2/10/2023	3/10/2023	52209	201110	Tenancy Receipt	Inv #90145 - Strata Levy 01/10/2023 - 31/12/2023	Danny Prabowo Soetanto	S1/150 Saint Bernards Road, Magill	\$50.00	\$166.40
4/10/2023	5/10/2023	52278	201110	Tenancy Receipt	Inv #90148 - Strata Levy 01/10/2023 - 31/12/2023	Tony Yang	S4/150 Saint Bernards Road, Magill	\$50.00	\$216.40
9/10/2023	10/10/2023	52443	201110	Tenancy Receipt	Inv #90146 - Strata Levy 01/10/2023 - 31/12/2023	Yihao Ren	S2/150 Saint Bernards Road, Magill	\$50.00	\$266.40
10/10/2023	11/10/2023	52471	201110	Tenancy Receipt	Inv #90149 - Strata Levy 01/10/2023 - 31/12/2023	Beau John	S5/150 Saint Bernards Road, Magill	\$50.00	\$316.40
13/10/2023	13/10/2023	90319	301130	Creditor Invoice	Inv Ref: 150 Saint Bernards R - Strata Levy 01/10/2023-31/12/2023 Batch: 1737, EFT: Ray White Unley BSB: 185-300, No: 305555849	Ray White Strata Management Fee	150 Saint Bernards Road, Magill	\$150.00	\$166.40
24/10/2023	25/10/2023	52969	201110	Tenancy Receipt	Inv #90147 - Strata Levy 01/10/2023 - 31/12/2023	Dinh Bang Nguyen	S3/150 Saint Bernards Road, Magill	\$50.00	\$216.40
24/11/2023	25/11/2023	54137	201110	Tenancy Receipt	Inv #90150 - Strata Levy 01/10/2023 - 31/12/2023	Paklun Wong	S6/150 Saint Bernards Road, Magill	\$50.00	\$266.40
11/01/2024	12/01/2024	55670	201110	Tenancy Receipt	Inv #95767 - Strata Levy 01/01/2024 - 31/03/2024	Danny Prabowo Soetanto	S1/150 Saint Bernards Road, Magill	\$50.00	\$316.40
15/01/2024	15/01/2024	95833	301130	Creditor Invoice	Inv Ref: 150 St Bernards - Strata Levy 01/01/2024-31/03/2024 Batch: 1886, EFT: Ray White Unley BSB: 185-300, No: 305555849	Ray White Strata Management Fee	150 Saint Bernards Road, Magill	\$150.00	\$166.40
15/01/2024	16/01/2024	55816	201110	Tenancy Receipt	Inv #95768 - Strata Levy 01/01/2024 - 31/03/2024	Yihao Ren	S2/150 Saint Bernards Road, Magill	\$50.00	\$216.40
15/01/2024	16/01/2024	55779	201110	Tenancy Receipt	Inv #95770 - Strata Levy 01/01/2024 - 31/03/2024	Tony Yang	S4/150 Saint Bernards Road, Magill	\$50.00	\$266.40
17/01/2024	18/01/2024	55888	201110	Tenancy Receipt	Inv #95771 - Strata Levy 01/01/2024 - 31/03/2024	Beau John	S5/150 Saint Bernards Road, Magill	\$50.00	\$316.40
2/02/2024	3/02/2024	56506	201110	Tenancy Receipt	Inv #95769 - Strata Levy 01/01/2024 - 31/03/2024	Dinh Bang Nguyen	S3/150 Saint Bernards Road, Magill	\$50.00	\$366.40

Ownership Ledger

Transactions From: 31/12/1999 To: 22/05/2024

18/03/2024	19/03/2024	57979	201110	Tenancy Receipt	Inv #95772 - Strata Levy 01/01/2024 - 31/03/2024	Paklue Wong	S6/150 Saint Bernards Road, Magill	\$50.00	\$416.40	
9/05/2024	9/05/2024		201100	Rent Adjustment	Rent history adjusted: Correct paid to date is 07/05/2024	Paklue Wong	S6/150 Saint Bernards Road, Magill		\$416.40	
9/05/2024	9/05/2024		201100	Rent Adjustment	Rent history adjusted: Correct paid to date is 06/05/2024	Beau John	S5/150 Saint Bernards Road, Magill		\$416.40	
9/05/2024	9/05/2024		201100	Rent Adjustment	Rent history adjusted: Correct paid to date is 06/05/2024	Dinh Bang Nguyen	S3/150 Saint Bernards Road, Magill		\$416.40	
9/05/2024	9/05/2024		201100	Rent Adjustment	Rent history adjusted: Correct paid to date is 07/05/2024	Tony Yang	S4/150 Saint Bernards Road, Magill		\$416.40	
9/05/2024	9/05/2024		201100	Rent Adjustment	Rent history adjusted: Correct paid to date is 07/05/2024	Yihao Ren	S2/150 Saint Bernards Road, Magill		\$416.40	
9/05/2024	9/05/2024		201100	Rent Adjustment	Rent history adjusted: Correct paid to date is 07/05/2024	Danny Prabowo Soetanto	S1/150 Saint Bernards Road, Magill		\$416.40	
9/05/2024	9/05/2024		201100	Rent Adjustment	Rent history adjusted: Correct paid to date is 07/05/2024	Strata Corp 42247 Inc	150 Saint Bernards Road, Magill		\$416.40	
								\$1,383.60	\$1,800.00	\$416.40

Approved Annual Budget

Administrative Fund

Community Corporation for Scheme No. CC 42247 Inc

1 July 2024 to 30 June 2025

150 Saint Bernards Road Magill South Australia 5072

Expenditure	Budget 07/24 - 06/25
Administrative Fees & Charges - Digital Compliance/Portal	105.60
Administrative Fees & Charges - disbursement charges	120.00
Bank Fees & Charges - DEFT fees	30.00
Electricity	100.00
Insurance Premiums	1,200.00
Minor Building Maintenance	500.00
Strata Manager - Meeting Fee	220.00
Strata Manager - management fees	1,900.00
Valuer - insurance valuation	315.00
Water	100.00
Total Administrative Fund Expenditure	4,590.60

Administrative Fund Summary	Budget 07/24 - 06/25	
Opening balance (Surplus)	416.40	
Expenditure during budget period	4,590.60	
	4,174.20	
<i>Less</i> Additional revenue during budget period	0.00	
<i>Plus</i> Planned surplus at end of budget period	325.80	
<i>Plus</i> Allowance for GST on contributions	0.00	Per Ent
Budgeted contributions to be raised \$	4,500.00	0.4500

Total Unit Entitlement 10000
 *May include insurance contributions

Approved Annual Budget

Sinking Fund

Community Corporation for Scheme No. CC 42247 Inc

1 July 2024 to 30 June 2025

150 Saint Bernards Road Magill South Australia 5072

Expenditure		Budget
		07/24 - 06/25
<hr/>		
Total Sinking Fund Expenditure		-


Sinking Fund Summary		Budget
		07/24 - 06/25
<hr/>		
Opening balance	0.00	
Expenditure during budget period	0.00	
	<u>0.00</u>	
<i>Less</i> Additional revenue during budget period	0.00	
<i>Plus</i> Planned surplus at end of budget period	200.00	
	<hr/>	Per Ent
Budgeted contributions to be raised \$	200.00	0.0200
<hr/>		
Total Unit Entitlement	10000	

BY-LAWS


COMMUNITY PLAN NO. 42247

**150 ST BERNARDS ROAD
MAGILL SA 5072**

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


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

FORM LF1 (Version 2)
GUIDANCE NOTES AVAILABLE

Orig. LF 13398326

13:41 27-Oct-2020 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
2	LF

AGENT CODE




LODGED BY: BAIL & ROBAZZA RLB1(495)

CORRECTION TO: BAIL & ROBAZZA RLB1(495)

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT
(COPIES ONLY)

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

PICK-UP NO.	
CP	

CORRECTION	PASSED
	
FILED 9/11/2020	
 PRO 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. 170 : C042 : 19

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TERMS OF INSTRUMENT NOT
CHECKED BY THE LANDS TITLES OFFICE

BY-LAWS
Development No. 170 : C042 : 19

COMMUNITY TITLES ACT, 1996

BY-LAWS OF COMMUNITY SCHEME 150 ST BERNARDS ROAD MAGILL SA 5072

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

1. Administration, Management and Control of Common Property

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

2. Use and Enjoyment of the Common Property

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

3. Use and Enjoyment of the Community Lots

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

4. Structural Alterations

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

5. Maintenance and Repair

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

TERMS OF INSTRUMENT NOT
CHECKED BY THE LANDS TITLES OFFICE

BY-LAWS
Development No. 170 : C042 : 19

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

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

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

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

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

6.3. The occupier of a lot must –

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

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

6.3.3. Ensure that the containers are placed in the appropriate position for collection no sooner than the night before collection and returned the following evening.

6.4. The occupier of a lot must not –

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

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

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

7. Restriction on short-term leases

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

8. Disturbances

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

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

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

9. Insurance by Community Corporation

SUBJECT TO Section 109 of the Community Titles Act, 1996 which states that "Nothing in this Act limits the right of the owner of a lot to effect insurance in respect of the lot" and "A contract of insurance may be entered into by the owner of a lot in respect of damage to the lot or to a building or other improvement on the lot.

- 9.1. The Community Corporation shall effect such insurance as is required by Sections 103 and 104 of the Act and shall also insure all buildings and other improvements on the individual community lots.
- 9.2. An owner or occupier of a community lot must not, except with the approval of the Community corporation, do anything that may-
 - 9.2.1. Void or prejudice insurance effected by the Community Corporation.
 - or
 - 9.2.2. Increase any insurance premium payable by the Community Corporation.
- 9.3. The Community Corporation shall insure all buildings and other improvements on the individual community lots as a whole in the name of the owner of each Lot up to a limit determined by the corporation.
- 9.4. The Community Corporation shall insure the Common Property for Public Risk Insurance as a whole in the name of the Community Corporation for a sum not less than the amount prescribed by law or otherwise up to a limit determined by the corporation.
- 9.5. The cost of the insurance is to be paid out of the Corporation's General funds.
- 9.6. If the owner of a lot asks the Corporation to insure a building and/or improvements on the lots for more than the limit determined under By-Law 9.3 and pays any additional insurance premium the corporation may insure the property for the higher amount.

10. Pets

- 10.1. Unless otherwise resolved by Ordinary Resolution of the Corporation an owner of a community lot:
 - 10.1.1. Must not keep any animal on a community lot that exceeds 10kg; And
 - 10.1.2. If the occupier is a person who suffers from a disability – to keep a dog trained to assist the occupier in respect of that disability.

TERMS OF INSTRUMENT NOT
CHECKED BY THE LANDS TITLES OFFICE

BY-LAWS
Development No. 170 : C042 : 19

- 10.2. An owner of a community lot must not keep an animal on a community lot except as authorised by this section or by the Corporation.
- 10.3. Any animal kept on a lot by an owner or tenant must be removed and kept removed on the demand of the Corporation pursuant to an Ordinary Resolution.
- 10.4. The keeping of any pet must comply with any conditions set by the Corporation.

11. Solar Panels

Unless otherwise resolved by Ordinary Resolution of the Corporation an owner of a community lot is entitled to install solar panels on the roof of a Lot.

12. Water Consumption Charges

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

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

13. Scope of Common Property

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

14. Internal Fencing

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

15. Exemption from certain requirements of the Act

Nil.

16. Display of Advertisements

- 16.1. A person must not display any sign, advertisement, placard or banner on a lot or the Common Property without the approval of the Corporation.

TERMS OF INSTRUMENT NOT
CHECKED BY THE LANDS TITLES OFFICE

BY-LAWS
Development No. 170 : C042 : 19

16.2. However, this section does not prevent the display of an advertisement associated with the sale or letting of a lot which display shall comply with such conditions as may be determined by the Corporation.

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

17.1. Any change in the ownership of the lot or any change in the address of a owner or

17.2. Any change in the occupancy of the lot.

18. 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.

19. Community Corporation's Right to Recover Money

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

19.2. An owner of a community lot must pay or reimburse the Community Corporation on demand the costs, charges and expenses of the Community Corporation in connection with contemplated or actual enforcement or preservation of any rights under the By-Laws in relation to the proprietor or occupier.

19.3. The costs, charges and expenses recoverable by the Community Corporation shall include, without limitation, those expenses incurred in retaining any independent consultant or other person to evaluate any matter of concern and its administration costs in connection with those events.

19.4. The Community Corporation may charge interest on any overdue monies owed by a proprietor or occupier of a lot to the Community Corporation at the rate of 15% per annum.

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

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

TERMS OF INSTRUMENT NOT
CHECKED BY THE LANDS TITLES OFFICE

BY-LAWS
Development No. 170 : C042 : 19

21. Statutory Services

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

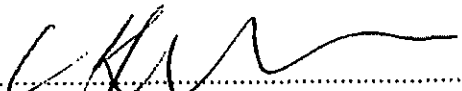
22. Interpretation

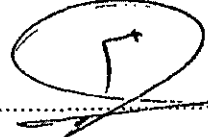
In these By-Laws:

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

Dated this 20th day of OCTOBER 2020.

EXECUTED by
KAVIR BUILDING ENTERPRISES PTY. LTD. ACN 637 885 075
pursuant to Section 127 of the Corporations Act 2001*


.....
Signature of Director


.....
Signature of Director



STRATA COMMUNITY INSURANCE

stratacommunityinsure.com.au

T 1300 SCINSURE (1300 724 678)
E myenquiry@scinsure.com.au
A 12 Tucker Street, Adelaide SA 5000

CERTIFICATE OF CURRENCY

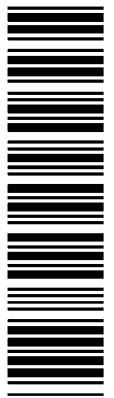
THE POLICY AND INSURED

POLICY NUMBER	SOAI24000234
PDS AND POLICY WORDING	Community Association PDS and Policy Wording SCI034-Policy-CA-02/2021
THE INSURED	Community Corporation No. 42247 Inc.
SITUATION	150 St Bernards Road Magill SA 5072
PERIOD OF INSURANCE	Commencement Date: 4.00pm on 02/09/24 Expiry Date: 4.00pm on 02/09/25
INTERMEDIARY	Fewster Strata & Community Management Pty Ltd
ADDRESS	30 Unley Road Unley SA 5061
DATE OF ISSUE	6 September 2024

POLICY LIMITS / SUMS INSURED

SECTION 1 - COMMUNITY PROPERTY AND INCOME	PART A Community Property	1. Buildings	\$220,000
		2. Common Area Contents	\$5,000
		3. Terrorism Cover under Section 1 Part A2	Included
	OPTIONAL COVERS	1) Flood	Included
SECTION 2 - CASUALTY COVERS	PART C	Fidelity Guarantee	\$100,000
	PART A	Legal Liability	\$30,000,000
	PART B	Voluntary Workers	Included
	PART C	Office Bearers Liability	\$250,000
	PART D	Government Audit Costs	\$25,000
	PART E	Appeal Expenses – Health and Safety Breaches	\$100,000
PART F	Legal Defence Expenses	\$50,000	

This Certificate of Currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a Policy existed for the Period of Insurance and sums insured shown herein. Certain words used in this document are defined in the PDS and Policy wording. This Certificate of Currency is provided as a summary only of the cover provided and is current only at the Date of Issue. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. This Certificate of Currency is issued as a matter of information only and does not confer any rights on the holder or any noted interested parties. This Certificate of Currency does not amend, extend, replace, negate or override the benefits, terms, conditions, limitations and exclusions as described in the Schedule documents together with the Product Disclosure Statement and Policy wording.

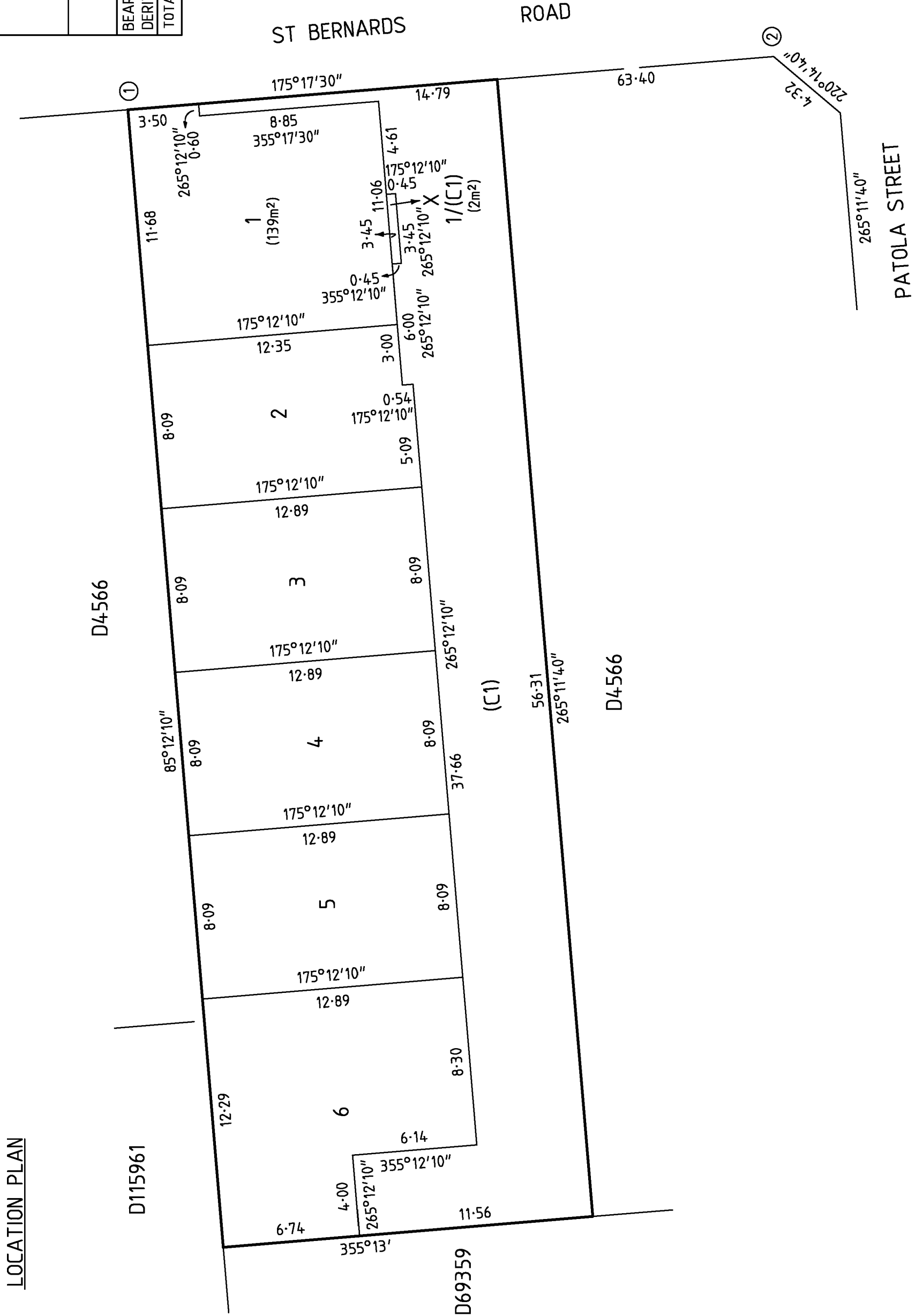
PURPOSE: PRIMARY COMMUNITY MAP REF: 6628/39/P LAST PLAN: F256253	AREA NAME: MAGILL COUNCIL: THE CORPORATION OF THE CITY OF CAMPBELLTOWN DEVELOPMENT NO: 170/C042/19/001/59974	APPROVED: 19/10/2020 DEPOSITED: 09/11/2020	 <h1 style="margin: 0;">C42247</h1> SHEET 1 OF 2 <small>104581_text_01_v04_Version_4</small>																						
AGENT DETAILS: CAVALLO, FOREST & ASSOCIATES 9 GEORGE STREET HINDMARSH SA 5007 PH: 83460440 FAX: AGENT CODE: CAFO REFERENCE: 19-287 CP																									
SURVEYORS CERTIFICATION: I Rocco Cavallo , 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 17th day of October 2020 Rocco Cavallo Licensed Surveyor																									
SUBJECT TITLE DETAILS: <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">PREFIX</th> <th style="text-align: left;">VOLUME</th> <th style="text-align: left;">FOLIO</th> <th style="text-align: left;">OTHER</th> <th style="text-align: left;">PARCEL</th> <th style="text-align: left;">NUMBER</th> <th style="text-align: left;">PLAN</th> <th style="text-align: left;">NUMBER</th> <th style="text-align: left;">HUNDRED / IA / DIVISION</th> <th style="text-align: left;">TOWN</th> <th style="text-align: left;">REFERENCE NUMBER</th> </tr> </thead> <tbody> <tr> <td>CT</td> <td>5843</td> <td>660</td> <td></td> <td>ALLOTMENT(S)</td> <td>460</td> <td>D</td> <td>4566</td> <td>ADELAIDE</td> <td></td> <td></td> </tr> </tbody> </table>				PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER	CT	5843	660		ALLOTMENT(S)	460	D	4566	ADELAIDE		
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CT	5843	660		ALLOTMENT(S)	460	D	4566	ADELAIDE																	
OTHER TITLES AFFECTED:																									
EASEMENT DETAILS: LAND BURDENED FORM CATEGORY IDENTIFIER PURPOSE IN FAVOUR OF CREATION																									
ANNOTATIONS: PORTION OF LOT 1 MARKED X EXISTS ABOVE A LEVEL OF 99.18 METRES AHD PORTION OF THE COMMON PROPERTY MARKED X EXISTS BELOW A LEVEL OF 99.18 METRES AHD THE COMMON PROPERTY IS DESIGNATED (C1) FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 5 / 05 / 2020																									
ANNEXURE 'H'																									

C42247

SHEET 2 OF 2

104581_pland_1_V02_Version_4

BEARING DATUM: ① - ② 175°17'30"
 DERIVATION: F256253 ADOPTED
 TOTAL AREA: 1030m²



LOT	TOTAL AREA
1	14.1m ²
2	103m ²
3	104m ²
4	104m ²
5	104m ²
6	134m ²

LOCATION PLAN

D4566

D115961

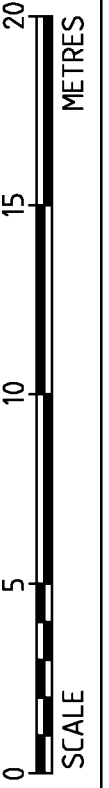
D69359

(C1)

D4566

PATOLA STREET

ST BERNARDS ROAD



CAVALLO FOREST & ASSOCIATES			
LICENSED SURVEYORS & DEVELOPMENT CONSULTANTS			
ABN: 81 494 949 210			
Ph (08) 8346 0440			
Email: surveying@cavalloforest.com.au			
DATE	18/09/2020	FLD	OD
DRN	SK	REV	02
REF No	19-287	CHK	RC
CADFILE:			

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

C42247

SHEET 1 OF 1

ACCEPTED

Mak M. J. J. 9/11/2020

PRO REGISTRAR-GENERAL

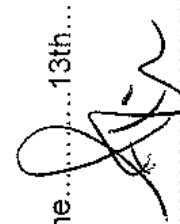
DEV No. 170/COAZ/19

SCHEDULE OF LOT ENTITLEMENTS	
LOT	LOT ENTITLEMENT SUBDIVIDED
1	1900
2	1560
3	1560
4	1560
5	1560
6	1860
AGGREGATE	10000

CERTIFICATE OF LAND VALUER

I, Fred Taormina 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 13th day of October, 2020



Signature of Land Valuer