

REAL PROPERTY ACT, 1886



South Australia

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



Certificate of Title - Volume 5007 Folio 775

Parent Title(s) CT 4280/698
Creating Dealing(s) CONVERTED TITLE
Title Issued 08/01/1991 **Edition** 4 **Edition Issued** 18/06/2002

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

MARCELO GUSTAVO VILLAFANE
OF UNIT 8 1 DOUGLAS AVENUE REYNELLA SA 5161

Description of Land

UNIT 8 STRATA PLAN 7286
IN THE AREA NAMED REYNELLA
HUNDRED OF NOARLUNGA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
9355836	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD.
10075395	CHARGE UNDER LEGAL SERVICES COMMISSION ACT, 1977 PURSUANT TO SECTION 18A

Notations

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

IMPORTANT INFORMATION REGARDING SEARCHES

Searchlight Technology
PO Box 232
RUNDLE MALL SA 5000

Attention Conveyancers

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

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

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

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

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

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

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

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

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

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

Yours sincerely

City Of Onkaparinga

Telephone (08) 8384 0666

Certificate No: S72637/2025

Property Information And Particulars

In response to an enquiry pursuant to Section 7 of the

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

TO: Searchlight Technology
PO Box 232
RUNDLE MALL SA 5000

DETAILS OF PROPERTY REFERRED TO:

ASSESSMENT NO	:	60552
VALUER GENERAL NO	:	8644900203
VALUATION	:	\$335,000.00
OWNER	:	Mr Marcelo Gustavo Villafane
PROPERTY ADDRESS	:	8/1 Douglas Avenue REYNELLA SA 5161
VOLUME/FOLIO	:	CT-5007/775
LOT/PLAN NUMBER	:	Unit 8 SP 7286
WARD	:	02 Mid Coast Ward

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

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

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

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

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

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

INFORMATION NOTE

CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

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

Development Act 1993 (repealed)

Section 42

Condition (that continues to apply) of a development authorisation

NO

Planning Act 1982 (repealed)

Condition (that continues to apply) of a development authorisation

YES

Application Number	860/5996/1984
Description	Units
Decision	Approved
Decision Date	20 November 1984

Planning Consent Condition(s)

Refer to attachment.

APPLICATION NO: 845996

APPLICANT: Pioneer Constructions Pty. Ltd.

CONDITIONS OF APPROVAL:

1. The continuation of Douglas Avenue and the cul-de-sac are to be constructed to full public road standard to the reasonable satisfaction of Council.
2. A 1.8 metre high fence be constructed around the perimeter of the subject land.
3. All carparking areas and driveways shall be surfaced with a minimum of 100mm reinforced concrete.
4. All new boundary fencing (the rear/side boundary fences) shall be constructed of colorbonded steel decking, with capping, to a height of 1.8 metres from the ground level of the subject land.
5. The development be maintained and kept in a neat and tidy manner at all times.
6. All buildings shall be connected to Engineering and Water Supply Department mains sewer.
7. Stormwater from all roofs, gutters, downpipes and paved areas shall be drained to the street water table by means of an effective underground drainage system.
8. The applicant shall ensure that, upon proper application being made to the relevant bodies, strata titles will be issued in respect to all dwellings erected upon the subject land.
9. No dwellings shall be occupied until such time as strata titles have been issued in respect to each dwelling erected upon the subject land.
10. No Strata Certificates will be issued until all works, including landscaping, have been completed and all relevant conditions of approval complied with, unless the Council has accepted, in writing, alternative arrangements.
11. All landscaping, as indicated on plan no. 84041 SKIC submitted with this application, shall be completed prior to the occupation of the dwellings unless the Council has approved, in writing, alternative arrangements.

CAE

APPLICATION NO: 843996

CONDITIONS OF APPROVAL (CONT'D.)

12. All plants, shrubs, trees and lawns shall be maintained and nurtured at all times. Any diseased plants, shrubs, trees or lawns being replaced whenever necessary.
13. Concrete cutting strips, 150mm wide, shall be constructed wherever lawned areas adjoin boundary fences, screen walls or screen fences.
14. All works be carried out in strict accordance with plan no. 84041 SKIC as submitted with this application.
15. The ends of all driveways are to be extended to provide a suitable manoeuvring area for vehicles to the reasonable satisfaction of Council.
16. That a plan of land division be lodged with the City of Noarlunga vesting free of cost, the extension of Douglas Avenue and the cul-de-sac in the name of the Council.

Reason: To ensure the amenity of the locality and to allow for the orderly and proper planning of the zone.


C.A.C. CATT,
TOWN CLERK.

Building Act 1971 (repealed)

Condition (that continues to apply) of a development authorisation

NO

Planning and Development Act 1966 (repealed)

Condition (that continues to apply) of a development authorisation

NO

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code

Zones

General Neighbourhood (GN)

Subzones

NO

Zoning overlays

Overlays

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.

Native Vegetation

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

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

NO

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

Is the land designated as a Local Heritage Place?

NO

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

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

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

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

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information. <https://code.plan.sa.gov.au/>

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

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

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

Section 127

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

Part 2—Items to be included if land affected

Development Act 1993 (repealed)

Section 50(1)

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

Section 50(2)

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

Section 55

Order to remove or perform work NO

Section 56

Notice to complete development NO

Section 57

Land management agreement NO

Section 69

Emergency order NO

Section 71 (only)

Fire safety notice NO

Section 84

Enforcement notice NO

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

Enforcement Order NO

Part 11 Division 2

Proceedings NO

Fire and Emergency Services Act 2005

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

Notice	NO
<i>Section 56 (repealed)</i> Notice issued	NO
Food Act 2001	
<i>Section 44</i> Improvement notice <u>issued against the land</u>	NO
<i>Section 46</i> Prohibition order	NO
Housing Improvement Act 1940 (repealed)	
<i>Section 23</i> Declaration that house is undesirable or unfit for human habitation	NO
Land Acquisition Act 1969	
<i>Section 10</i> Notice of intention to acquire	NO
Local Government Act 1934 (repealed)	
<i>Notice, order, declaration, charge, claim or demand given or made under the Act</i>	NO
Local Government Act 1999	
<i>Notice, order, declaration, charge, claim or demand given or made under the Act</i>	NO
Refer to separate attachment for Rates and Charges	
Local Nuisance and Litter Control Act 2016	
<i>Section 30</i> Nuisance or litter abatement notice <u>issued against the land</u>	NO
Planning, Development and Infrastructure Act 2016	
<i>Section 139</i> Notice of proposed work and notice may require access	NO
<i>Section 140</i> Notice requesting access	NO
<i>Section 141</i> Order to remove or perform work	NO
<i>Section 142</i> Notice to complete development	NO

<i>Section 155</i> Emergency order	NO
<i>Section 157</i> Fire safety notice	NO
<i>Section 192 or 193</i> Land Management Agreements	NO
<i>Section 198(1)</i> Requirement to vest land in a council or the Crown to be held as open space	NO
<i>Section 198(2)</i> Agreement to vest land in a council or the Crown to be held as open space	NO
<i>Part 16 - Division 1</i> Proceedings	NO
<i>Section 213</i> Enforcement notice	NO
<i>Section 214(6), 214(10) or 222</i> Enforcement order	NO

Public and Environmental Health Act 1987 (repealed)

<i>Part 3</i> Notice	NO
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked</i> Part 2 – Condition (that continues to apply) of an approval	NO
<i>Public and Environmental Health (Waste Control) Regulations 2010 revoked</i> Regulation 19 - Maintenance order (that has not been complied with)	NO

South Australian Public Health Act 2011

<i>Section 92</i> Notice	NO
<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 – Condition (that continues to apply) of an approval	NO

Particulars of building indemnity insurance

Details of Building Indemnity Insurance still in existence for building work on the land	NO
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Particulars relating to environment protection

<i>Further information held by council</i> Does the council hold details of any development approvals relating to:	NO
(a) commercial or industrial activity at the land; or	
(b) a change in the use of the land or part of the land (within the meaning of the <i>Development Act 1993</i>) or the <i>Planning, Development and Infrastructure Act 2016</i> ?	

Note –

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

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

It should be noted that –

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

General

Easement

YES

Does a Council drainage easement exist? – Refer to Certificate of Title of subdivision plans (ie Deposited Plans, Community Plans, File Plans etc) for details of easements in the interests of other State Departments or Agencies).

Easements over common land may show on a certificate of title and indicate that council or another authority have some form of infrastructure within them, such as stormwater drainage pipes or other services. Refer to ‘Encroachment over council easements’ on our website for further information.

Are you aware of any encroachment on the Council easement?

NO

Lease, agreement for lease, tenancy agreement or licence

(The information does not include the information about sublease or subtenancy. The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.)

NO

Caveat

NO

Other

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

NO

PLEASE NOTE:

The information provided is as required by The Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

This statement is made the 14 May 2025

Amy Watts

Team Leader – Development Support (Acting)

AUTHORISED OFFICER

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

For your information:

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

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

Electronic settlement of funds is still preferred.

LOCAL GOVERNMENT RATES SEARCH

TO: Searchlight Technology
PO Box 232
RUNDLE MALL SA 5000

15 May 2025

DETAILS OF PROPERTY REFERRED TO:

Property ID : 24943
 Valuer General No : 8644900203
 Valuation : \$335,000.00
 Owner : Mr Marcelo Gustavo Villafane
 Property Address : 8/1 Douglas Avenue REYNELLA SA 5161
 Volume/Folio : CT-5007/775
 Lot/Plan No : Unit 8 SP 7286
 Ward : 02 Mid Coast Ward

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

Rates balance (as of 30 Jun 2024) and/or Block Clearing Charges	\$0.00
Postponed Amount in Arrears (if applicable monthly interest of 0.58750%)	\$0.00
Fines (2%) and interest on arrears charged from previous financial year (monthly interest of 0.75416%)	\$6.68

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

Total Rates Levied 2024-2025	\$1,416.74
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If the quarterly payments are not received by the due date, a 2% fine will be added to that amount with interest added of 0.7625% on the first working day of each month following, until the total amount overdue is paid.

Less Council Rebate. The Council Rebate ceases on sale and a pro-rata calculation will apply to the date of sale	\$0.00
Less Council Capping Rebate	\$0.00
Fines and interest charged in the current financial year (2% fine when rates first become overdue and 0.7625% interest applied per month thereafter)	\$33.93
Postponed Interest (0.59583% per month on total of postponed rates and interest)	\$0.00
Less paid current financial year	-\$1,101.96
Overpayment	\$0.00
Legal Fees (current)	\$0.00
Legal Fees (arrears)	\$0.00
Refunds, Rates Remitted, Small Balance Adjustments or Rate Capping Rebate	\$0.00
Balance - rates and other monies due and payable	\$355.39
Property Related Debts	\$0.00

BPAY Biller Code: 421503
Ref: 1142450249435

TOTAL BALANCE**\$355.39**

AUTHORISED OFFICER
Carol Pilkington

This statement is made the 15 May 2025

Property Interest Report

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

Title Reference	CT 5007/775	Reference No. 2673691
Registered Proprietors	M G*VILLAFANE	Prepared 14/05/2025 10:23
Address of Property	Unit 8, 1 DOUGLAS AVENUE, REYNELLA, SA 5161	
Local Govt. Authority	CITY OF ONKAPARINGA	
Local Govt. Address	PO BOX 1 NOARLUNGA CENTRE SA 5168	

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

Table of Particulars

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

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

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

1. General

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

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

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.3 | Restrictive covenant

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence
(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

State Planning Commission in the Department for 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 <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) | State Planning Commission in the Department for 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. <i>Fences Act 1975</i>		
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
10. <i>Fire and Emergency Services Act 2005</i>		
10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor
11. <i>Food Act 2001</i>		
11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
12. <i>Ground Water (Qualco-Sunlands) Control Act 2000</i>		
12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title
13. <i>Heritage Places Act 1993</i>		
13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title
14. <i>Highways Act 1926</i>		
14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title
15. <i>Housing Improvement Act 1940 (repealed)</i>		
15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title
16. <i>Housing Improvement Act 2016</i>		

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

Act

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

19. Land Tax Act 1936

- | | | |
|------|---|---|
| 19.1 | Notice, order or demand for payment of land tax | A Land Tax Certificate will be forwarded.
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

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

20. Local Government Act 1934 (repealed)

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

21. Local Government Act 1999

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

22. Local Nuisance and Litter Control Act 2016

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

23. Metropolitan Adelaide Road Widening Plan Act 1972

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

24. Mining Act 1971

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

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

25. *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 DEWwaterlicensing@sa.gov.au.

Certificate of Title

Title Reference: CT 5007/775
Status: CURRENT
Parent Title(s): CT 4280/698
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 08/01/1991
Edition: 4

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
24/09/2004	07/10/2004	10075395	NOTICE OF CHARGE	REGISTERED	MARCELO GUSTAVO VILLAFANE
07/06/2002	18/06/2002	9355836	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.
07/06/2002	18/06/2002	9355835	TRANSFER	REGISTERED	MARCELO GUSTAVO VILLAFANE
07/06/2002	18/06/2002	9355834	DISCHARGE OF MORTGAGE	REGISTERED	9016020
20/12/2000	29/12/2000	9016020	MORTGAGE	REGISTERED	HOMESTART FINANCE
20/12/2000	29/12/2000	9016019	TRANSFER	REGISTERED	SARAH JANE POLKINGHORNE
20/12/2000	29/12/2000	9016018	DISCHARGE OF MORTGAGE	REGISTERED	7116623
07/06/1991	17/06/1991	7116623	MORTGAGE	REGISTERED	STATE BANK OF SOUTH AUSTRALIA
07/06/1991	17/06/1991	7116622	TRANSFER	REGISTERED	SCOTT RICHARD JEFFERY

Certificate of Title

Title Reference CT 5007/775
Status CURRENT
Easement NO
Owner Number 12626879
Address for Notices 49 BARTON DR TROTT PARK 5158
Area NOT AVAILABLE

Estate Type

Fee Simple (Unit)

Registered Proprietor

MARCELO GUSTAVO VILLAFANE
OF UNIT 8 1 DOUGLAS AVENUE REYNELLA SA 5161

Description of Land

UNIT 8 STRATA PLAN 7286
IN THE AREA NAMED REYNELLA
HUNDRED OF NOARLUNGA

Last Sale Details

Dealing Reference TRANSFER (T) 9355835
Dealing Date 14/05/2002
Sale Price \$82,000
Sale Type TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	9355836	NATIONAL AUSTRALIA BANK LTD.

Stoppers

Dealing Type	Dealing Number	Beneficiary
NOTICE OF CHARGE	10075395	MARCELO GUSTAVO VILLAFANE

Valuation Numbers

Valuation Number	Status	Property Location Address
8644900203	CURRENT	Unit 8, 1 DOUGLAS AVENUE, REYNELLA, SA 5161

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	8644900203
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/1987
Property Location	Unit 8, 1 DOUGLAS AVENUE, REYNELLA, SA 5161
Local Government	ONKAPARINGA
Owner Names	MARCELO GUSTAVO VILLAFANE
Owner Number	12626879
Address for Notices	49 BARTON DR TROTT PARK 5158
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	3H/UNIT CP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
S7286 UNIT 8	CT 5007/775

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$61,000	\$335,000			
Previous	\$51,000	\$310,000			

Building Details

Valuation Number	8644900203
Building Style	Conventional
Year Built	1986
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	68 sqm
Number of Main Rooms	3

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

Certificate of Title

Title Reference: CT 5007/775
Status: CURRENT
Edition: 4

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title



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: 2673691

DIVINE FORMS PTY LTD
UNIT 21
1007-1009 NORTH EAST ROAD
RIDGEHAVEN SA 5097

DATE OF ISSUE
14/05/2025

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
12626879	M G VILLAFANE			
PROPERTY DESCRIPTION				
8 / 1 DOUGLAS AVE / REYNELLA SA 5161 / UNIT 8				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
8644900203	CT 5007/775	\$335,000.00	R4 1.000	RE 0.400
LEVY DETAILS:				
	FIXED CHARGE	\$	50.00	
	+ VARIABLE CHARGE	\$	126.20	
	- REMISSION	\$	77.70	
	- CONCESSION	\$	0.00	
	+ ARREARS / - PAYMENTS	\$	-73.87	
	= AMOUNT PAYABLE	\$	24.63	
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 12/08/2025



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
12626879

OWNERSHIP NAME
M G VILLAFANE

ASSESSMENT NUMBER
8644900203

AMOUNT PAYABLE
\$24.63

AGENT NUMBER
100036041

AGENT NAME
DIVINE FORMS PTY LTD

EXPIRY DATE
12/08/2025

+70019840170022> +001571+ <0550331634> <0000002463> +444+

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: 7001984017</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



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2673691

DATE OF ISSUE

14/05/2025

DIVINE FORMS PTY LTD
UNIT 21
1007-1009 NORTH EAST ROAD
RIDGEHAVEN SA 5097

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

M G VILLAFANE

FINANCIAL YEAR

2024-2025

PROPERTY DESCRIPTION

8 / 1 DOUGLAS AVE / REYNELLA SA 5161 / UNIT 8

ASSESSMENT NUMBER

8644900203

TITLE REF.

(A "+" indicates multiple titles)

CT 5007/775

TAXABLE SITE VALUE

\$61,000.00

AREA

0.0000 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

12/08/2025



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456293 Ref: 7001983928</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.
86 44900 20 3	CT5007775	14/5/2025	9030	2673691

DIVINE FORMS
 SHOP 20
 1007-1009 NORTH EAST RD
 RIDGEHAVEN SA 5097
 chantel@divineconveyancing.com

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: MR MG VILLAFANE
 Location: U8 1 DOUGLAS AVE REYNELLA UNIT 8
 Description: 3H/UNIT CP Capital Value: \$ 335 000
 Rating: Residential

Periodic charges

Raised in current years to 31/3/2025

			\$
	Arrears as at: 30/6/2024	:	198.51
Water main available:	1/7/1987	Water rates	235.80
Sewer main available:	1/7/1987	Sewer rates	260.85
		Water use	160.17
		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	855.33CR
		Balance outstanding	0.00

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

Next quarterly charges: Water supply: 78.60 Sewer: 86.95 Bill: 4/6/2025

This account has no meter of its own but is supplied from account no 86 44900 09 4.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 8.33%.

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: MR MG VILLAFANE Water & Sewer Account Acct. No.: 86 44900 20 3 Amount: _____

Address:
U8 1 DOUGLAS AVE REYNELLA UNIT 8

Payment Options

EFT

EFT Payment

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 8644900203



Bill code: 8888
Ref: 8644900203

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: 8644900203



LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

Orig. MC 10075395



14:08 24-Sep-2004

1 of 1

Fees: \$0.00

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES
OF THE REAL PROPERTY ACT 1886

Solicitor/Registered Conveyance/Applicant

D S Smith

AGENT CODE

Lodged by: Legal Services Commission
G.P.O. Box 1718, Adelaide SA 5001

Correction to: Legal Services Commission (LSCO)

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

1.
2.
3.
4.
5.

Assessor

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

1.
2.
3.

Series No.	Prefix
	MC

BELOW THIS LINE FOR OFFICE USE ONLY

Date	Time	
FEES		
R.G.O.	POSTAGE	NEW C.T.
NFP		

sec 18a (9)

CORRECTION	PASSED

REGISTERED
- 7 OCT 2004

REGISTRAR-GENERAL

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

ITEM(S)	AGENT CODE

NOTICE OF CHARGE

(pursuant to Section 18a of the Legal Services Commission Act, 1977)

CERTIFICATE(S) OF TITLE
AND/OR CROWN LEASE(S)
AFFECTED BY CHARGE

**THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK
VOLUME 5007 FOLIO 775**

REGISTERED PROPRIETOR(S)

MARCELO GUSTAVO VILLAFANE of 8/1 Douglas Avenue Reynella SA 5161

WHEREAS ON **23 JULY 2003** LEGAL ASSISTANCE WAS GRANTED BY THE DIRECTOR, LEGAL SERVICES COMMISSION, UPON THE CONDITION THAT ANY LEGAL COSTS THEREBY INCURRED AND PAYABLE TO THE LEGAL SERVICES COMMISSION ARE TO BE SECURED BY A CHARGE UPON THE LAND ABOVE DESCRIBED.

IN ACCORDANCE WITH SECTION 18a (1) OF THE ABOVE ACT THE DIRECTOR CERTIFIES THAT LEGAL COSTS ARE TO BE CHARGED ON THE LAND ABOVE DESCRIBED.

IN ACCORDANCE WITH SECTION 18a (2) OF THE ABOVE ACT, UPON LODGEMENT OF THIS NOTICE THE REGISTRAR-GENERAL IS REQUIRED TO REGISTER THE SAME BY ENTERING A MEMORANDUM OF CHARGE IN THE CERTIFICATE OF TITLE ABOVE DESCRIBED.

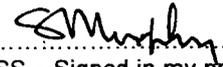
IN ACCORDANCE WITH SECTION 18a (5) OF THE ABOVE ACT, UPON THE DUE REGISTRATION OF THIS NOTICE, LEGAL COSTS PAYABLE TO THE LEGAL SERVICES COMMISSION ARE A CHARGE UPON THE SAID LAND AND MAY BE RECOVERED IN ACCORDANCE WITH SECTION 18a (6) THEREOF.

DATED THE 24 DAY OF September 20 04

EXECUTION

**SIGNED BY HUGH JAMES GILMORE
OF 82 - 98 WAKEFIELD STREET ADELAIDE
DIRECTOR OF LEGAL SERVICES COMMISSION
IN THE PRESENCE OF:**




Signature of WITNESS – Signed in my presence by the CHARGEES who is either personally known to me or has satisfied me as to his or her identity:

Full Name Of Witness: SUSAN LEANNE MURPHY
Address: C/- 82 - 98 WAKEFIELD STREET
ADELAIDE
Bus Hrs Ph No.: 8463 3555

(FILE NO.03008895)



APPLICATION/STATEMENT

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

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

From: DUKES STRATA MANAGEMENT
56 KENIHANS ROAD HAPPY VALLEY
Phone 0404135357

To: The Secretary/Body Corporate Manager DUKES REAL ESTATE
Address of Secretary/Manager: 56 KENIHANS ROAD HAPPY VALLEY
7286 Incorporated

*Strata/*Community Corporation No. on behalf of the *owner / *mortgagee / *prospective purchaser / *prospective mortgagee in regard to
*Unit/Lot No 8 in the above Corporation which is situated at: 1 DOUGLAS ST
REYNELLA SA 5161
and owned by MARCELO VILLAFANE (must be filled in for cross checking to ensure correct unit/lot)

I/We request that you provide the following information:

PART 1 FINANCIAL DETAILS

1.1 Unit/Lot Entitlement 1 Total of all Unit/Lot Entitlements 12

1.2 (a) Maintenance Contributions
Amount Payable \$ 350 per QUARTER paid to 31/3/2024

(b) Levies Payable (Description, Amount, Due Date)
(1) OWING \$1388.52
(2) + 10% INTEREST \$138.85
Contributions \$ Levies \$ Interest \$
As at / / Total Arrears \$ 1527.37

N.B. Interest accrues daily at % per annum
(d) Water charges to be paid by *Corporation / Owner \$1,527.37

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) \$
(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: DUKES REAL ESTATE TRUST A/C
Where held: NAB MORPHETT VALE SA 5161
(a) Sum standing to credit of fund \$ 18,746.24
(b) Amount budgeted for known expenses \$ N/A (see budget)
(c) Amount in Sinking Fund \$ N/A Purpose
(d) Particulars of other assets: (common property improvements that do not appear on the strata plans)

* (Delete where not applicable)
Form No. 3022 v1.0
© 2009

①

PART 2 INSURANCE DETAILS

Insurer: SUREWISE INSURANCE BROKERS

Property Cover \$ 2,500,000 Expiry Date 31 / 3 / 26 Policy No 11

Public Liability \$ 20 MILLION Expiry Date 31 / 3 / 26 Policy No 11

Other Cover (e.g. Voluntary Workers, Fidelity Guarantee, Machinery Breakdown, Flood)

(1) \$ Expiry Date / / Policy No

(2) \$ Expiry Date / / Policy No

(3) \$ Expiry Date / / Policy No

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. ✓
- (b) Minutes of management committee meetings of the Corporation for the last two (2) years. ✓
- (c) ~~Details of any "special resolution" or "unanimous resolution" affecting the unit/lot or common property passed during the last five (5) years (excluding those contained in (a) above)~~
Refer relevant minutes or summary sheet attached
- 3.2 Statement of Accounts of the Corporation last prepared. ✓
- 3.3 *The Articles (for Strata) / The By-Laws (for Community Scheme) ✓
- 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 (Community Title).~~
- 3.7 ~~The Scheme Description [Section 11] (Community Title).~~

PART 4 Please complete the following:

The Corporation's records are available for inspection at 56 KENILMANS ROAD HAPPY VALLE
 on any working day between the hours of 8 am and 8 pm. Contact phone 0404135357
 (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 supplying Part 1	\$25.00
*(b)	For completing and supplying items 3.1 to 3.4 inclusive	\$25.00
*(c)	For supplying item 3.5	\$10.00
*(d)	For supplying item 3.6	\$25.00
*(e)	For supplying item 3.7	\$25.00
	Total fees payable on this application	\$ <u>110</u>

\$110
 PAID
 [Signature]

5.2 Date of Application: 25/5/25 Signed for/on behalf of the Applicant [Signature]
 Date of Statement: 25/5/25 Signed for/on behalf of the Corporation [Signature]

Applicant - Please Note:-

- This statement does not take into account any decisions or transactions of the Corporation at or subsequent to the issue thereof.
- Applicants are invited to check the current status prior to settlement.
- Please advise the Corporation the name and address of the new owner when settlement has been effected.
- For Strata Title, this Application can also be made to any member of the Management Committee.
- REISA recommends that a copy of the current policies of insurance taken out by the Strata Corporation is requested (refer 3.5)
- Community By-laws (3.3), plans of division and development contract (3.6) are also available from the Registrar-General.

2

SUREWISE

INSURANCE | INTEGRITY | INNOVATION

Newmarket Grandwest Pty Ltd t/as Surewise
ABN 42 072 168 588
AFSL 296193
Level 1, 50 Hindmarsh Sq, Adelaide SA 5000
Ph: (08) 8413 6300
Email: info@surewise.com.au
Web: http://www.surewise.com.au

RENEWAL TAX INVOICE

Strata Corporation No. 7286 Inc
C/- DUKES REAL ESTATE
56 KENIHANS ROAD
HAPPY VALLEY SA 5159

Date: 28/02/2025
Invoice Number: 7146760
Account Manager: Strata

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

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

Type of Policy	STRATA Strata Insurance	Premium	
Insured	Strata Corporation No. 7286 Inc	Base Premium	\$3,550.25
Policy Description	Strata (1 Douglas Ave, Reynella)	F & E Service Levy	\$0.00
Policy Number	HU0006124113	Stamp Duty	\$429.59
Period of Insurance	31/03/2025 to 31/03/2026	Underwriter Fee	\$150.00
Effective Date	31/03/2025	Broker Fee	\$130.03
Insurer	CHU Underwriting Agencies Pty Ltd	GST	\$383.03
Underwritten By	QBE Insurance (Australia) Limited	Invoice Total	\$4,642.90

Commission earned on this invoice \$710.06

Payment Options



Newmarket Grandwest Pty Ltd t/as Surewise

DEFT Reference Number
407221271467607
Pay by credit card or registered bank account at www.deft.com.au.
Payments by credit card may attract a surcharge.

Name: Strata Corporation No. 7286 Inc
Client ID: 7132
Invoice No: 7146760



*498 407221 271467607



Account Name: Newmarket Grandwest IB Trust
BSB: 185300
Account Number: 305626913
Payment Reference: 7146760

Pay in-store at Australia Post by cheque or EFTPOS. Please do not post cheques to us as we cannot accept them, the only way to pay via cheque is at the Post Office.



Bill Code: 20362
Ref: 407221271467607

Balance Due: \$4,642.90

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

PAID
06 MAR 2025

BY:

Steadfast
THE STRENGTH YOU NEED

3

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

Notes:

Insured: STRATA CORPORATION NO 7286 INC
Situation: 1 DOUGLAS AVENUE, REYNELLA SA 5161

Policies Selected:

Policy 1 – Insured Property

Building: \$ 2,500,000 ✓
Common Area Contents: \$ 25,000
Loss of Rent & Temporary Accommodation (total payable): \$ 375,000

Policy 2 – Liability to Others

Sum Insured: \$ 20,000,000

Policy 3 – Voluntary Workers

Death: \$ 200,000
Total Disablement: \$ 2,000 per week

Policy 4 – Fidelity Guarantee

Sum Insured: \$ 100,000

Policy 5 – Office Bearers’ Legal Liability

Sum Insured: Not Selected

Policy 6 – Machinery Breakdown

Not Selected

Policy 7 – Catastrophe Insurance

Sum Insured: \$ 750,000
Extended Cover - Loss of Rent & Temporary Accommodation: \$ 112,500
Escalation in Cost of Temporary Accommodation: \$ 37,500
Cost of Removal, Storage and Evacuation: \$ 37,500

Policy 8 – Government Audit Costs and Legal Expenses

Government Audit Costs: \$ 25,000
Appeal expenses – common property health & safety breaches: \$ 100,000
Legal Defence Expenses: \$ 50,000

Policy 9 – Lot owners’ fixtures and improvements (per lot)

Sum Insured: \$ 250,000

Flood Cover is included.

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

Excesses

Policy 1 – Insured Property

Standard: \$1,000

Other excesses payable are shown in the Policy Wording.

UNDERWRITING INFORMATION DECLARED BY INSURED:

Building: External walls: Brick
Floors: Concrete
Roof: Tile

Year Built: 1970
No. Units: 12
No. Storeys: 1
Heritage Listed: No
Fully Occupied: Yes - Residential Only

Are there any:
Playgrounds - no
Water Features - no

(4)

Newmarket Grandwest Pty Ltd t/as Surewise

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

Jetties/Wharfs	- no
Gymnasiums	- no
Lifts	- no
Pools	- no

Cover: As per Corporate Home Unit Underwriting Agencies Pty Ltd "*Residential Strata Insurance Plan Policy (QM562-1023)*" subject to policy conditions and exclusions. Underwritten by QBE Insurance (Australia) Limited.

Conditions of This Invitation

This renewal invitation is based on the following. If any of these are incorrect, please contact us as it may affect the renewal invitation and the terms and conditions on which we will provide insurance cover.

1. The proposed Insured (either alone or jointly with any other person or entity) has not had any previous insurance declined, renewal refused, cancelled or special terms or conditions applied to any application, renewal or Policy.
2. The renewal invitation has been based on the claims noted in the attached claims history. No claims or incidents have occurred to your knowledge or the knowledge of the insured that have not yet been notified to us.
3. No changes to the Description of Occupancies have occurred since your quotation request.

The Building Sum Insured (BSI) amount is based on the previous year's sum insured and may have an allowance added to help keep pace with inflation. Please be sure to review the BSI to ensure it meets your client's instructions and/or recent valuation.

Excesses – explanatory notes:

Whenever an Excess and amount is shown in the Schedule or Policy Wording, You must pay or contribute the stated amount for each claim You make against the Insured Event.

Water Damage Excess

The following Excess will apply to Policy 1 – Insured Property for loss or damage caused by:

- a. Damage from bursting, leaking, discharging or overflowing of tanks, apparatus or pipes
- b. Rainwater

The additional Excess payable will be shown on Your Policy Schedule.

Unoccupancy Excess

An additional Excess will apply to Policy 1 – Insured Property claims if fifty percent (50%) or more of the available Lots/Units are unoccupied at the time of loss.

The additional Excess payable will be shown on Your Policy Schedule.

Other excesses apply. These are listed on your Policy Schedule or described in the Policy Wording.

5

**MINUTES of the ANNUAL GENERAL MEETING
for STRATA CORPORATION 7286 Inc.
for 1 Douglas Avenue REYNELLA
held on day 12/11/2024 at 6:00 pm
at 56 Kenihans Road HAPPY VALLEY SA 5159**

1. OPENING AND ATTENDANCE

No. 1	Kate Smith / Matt Potter	Absent
No. 2	Chris Mills	(Proxy to Dukes)
No. 3	Shaun Drenth	(Present via Phone)
No. 4	Leigh Ward	Absent
No. 5	Mark Khoury	Absent
No. 6	Mike Valenta	Absent
No. 7	Brendan Walsh	Absent
No. 8	Marcelo Villafane	Absent
No. 9	Graham Bristow	Present
No. 10	Fleur Tuthill	Absent
No. 11	Mia Lauret	Absent
No. 12	Tracy Mooney	Absent

Dukes Real Estate welcomed owners, presented and assisted at the meeting. The Presiding Officer presided over the meeting. A quorum was NOT in attended - (3/12) and the meeting proceeded. The owners decided to continue the meeting regardless. The rule is if your strata corporation does not have a quorum of half the members, then the meeting is held at the same place and same time exactly a week after. This is sometimes considered as unreasonable and therefore the owners present decided to continue the meeting on to next week. At the second meeting, we did not require a quorum and owners present or with a proxy are eligible to vote.

2. MINUTES OF PREVIOUS MEETING & BUSINESS ARISING –

2.1 It was resolved that the Minutes from the previous year's Annual General Meeting in July 2023 at Dukes Real Estate be taken as read and accepted as a true record. Moved by Graeme Seconded by Shaun and accepted by others present.

3. CORRESPONDENCE & BUSINESS ARISING - Nil

4. PRESENTATION & CONSIDERATION OF FINANCIAL STATEMENT

4.1 The current financial statement was presented, analysed, discussed and accepted. Closing Balance was \$19,471.85 as at 12/11/2024.

4.2 Accounts & Invoices were available for inspection.

⑥

5. APPOINTMENT OF MANAGERS FOR THE ENSUING YEAR

Dukes Real Estate were re-elected to manage the Strata Corporation for 12 months for \$2,400 (including GST) and includes meeting fee of \$88.00 per hour, at completion of AGM. Over due invoices, more than 30 days will incur \$22.00 per invoice, including GST). The standard fee also includes collection of quarterly contributions, issuing reminder notices, payment of all accounts, postage, photocopying, preparation and presentation of 12 booklets, preparation and circulation of the minutes after the AGM. The Strata Corporations Officers were re-elected for the next term.

Secretary: Presiding Officer: Shaun Drenth

Treasurer: Mike Valenta (0424 770 032)

6. INSURANCE REVIEW: RENEWAL DATE 31/3/2025

6.1 Sum insured will need to be increased this year in 2025: \$4,000,000 (this is about \$330,000 each unit) is the price currently insured with QBE INSURANCE LTD. It is with Surewise Insurance Brokers. Legal Liability: \$20,000,000. Owners are thinking about having the property at \$4,000,000 and discussed this abit.

6.2 Sean would like to discuss that on his unit he has improvements of Solar Panels and Battery System on the roof of his unit. This is deemed as a value added improvement. He would like this to be reinstated if there is a claim. His cost of the Solar panels on Unit 3 was \$14,000.

6.3 THE LAST VALUATION was now in 2025.

7. MAINTENANCE OF BUILDING & COMMON PROPERTY:

7.1 **Lawn Mowing** – Peter Ault (0413 820 971) is the lawn mowing man. The gardening, cleaning, tidying etc, to everyone's complete satisfaction. "I still have no issue with it" said Unit 3. Unit 9 will need to have the Olive tree trimmed around the common area. Mike Doviak will trim the olive tree back and his number is (0411 543 476) (\$2,400)

7.2 **Carports** – They are starting to deteriorate. This is going to be a big ticket item in the next 5 years. The timbers at the bottom of the Carport posts are starting to rot. There was a quote for two down at Glenelg and this was \$25,000. Some of the owner's discussed this item and quotes are to be presented in a year or so. (\$36,000)

7.3 **Pest Inspection** – Ray Gibbons is going to inspection all the properties for Termite Damage. Now they are on a Baiting Program. Unit 3 employed SA PEST Control and the Unit has already been baited. ACTION: Give Ray Gibbons a call about going and do a Pest / Termite Inspection on all the units.

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8. STRIKING OF ANNUAL CONTRIBUTIONS:

8.1 A Budget was circulated, discussed, analysed and not accepted. This was for \$350pq. The owners present at the meeting talked about how everything is going up. Including the Insurance. The end decision was INCREASE THE FEES TO **\$350 PER QUARTER STARTING FROM THE 1st OF JANUARY 2025.** UNANIMOUS.

9. APPROVALS FOR THE INSTALLATION & ADDITIONS:

9.1 Pets – The owners are generally **NOT in favour of any pets** at all at the corporation. There is no problem with an indoor cat, or turtle or fish or Bird. If an **owner occupier** would like to request a pet then the owner is to make an application to the strata if an owner requests a pet. However, Kate and Matt (U1) are allowed to have an “obedient neighbour friendly dog”. According to other owners this dog barks. **ACTION:** Matt from Unit 1 will keep “Benny” away from other owners as best he can.

9.2 Solar panels – North Facing Solar Panels (visual aspect) in Unit 3 –The general idea is that there is general approval for all owners to get and install solar panels in the future at this complex.

10. CLOSE – Dukes Real Estate thanked all unit holders present for attending, for making a quorum and a productive meeting. Meeting closed at 6:40pm.

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**MINUTES of the ANNUAL GENERAL MEETING
for STRATA CORPORATION 7286 Inc.
for 1 Douglas Avenue REYNELLA
held on day 27/07/2023 at 6:00 pm
at 56 Kenihans Road HAPPY VALLEY SA 5159**

1. OPENING AND ATTENDANCE

No. 1	Kate Smith / Matt Potter	Present
No. 2	Chris Mills	Present
No. 3	Shaun Drenth	Present
No. 4	Leigh Ward	Absent
No. 5	Mark Khoury	Absent
No. 6	Mike Valenta	Present
No. 7	Brendan Walsh	Absent
No. 8	Marcelo Villafane	Absent
No. 9	Alison Bristow	Present
No. 10	Fleur Tuthill	Absent
No. 11	Mia Lauret	Absent
No. 12	Tracy Mooney	Absent

Dukes Real Estate welcomed owners, presented and assisted at the meeting. The Presiding Officer presided over the meeting. A quorum was NOT in attendance - (5/12) and the meeting proceeded. The owners decided to continue the meeting regardless. The rule is if your strata corporation does not have a quorum of half the members, then the meeting is held at the same place and same time exactly a week after. This is sometimes considered as unreasonable and therefore the owners present decided to continue the meeting on to next week. At the second meeting, we did not require a quorum and owners present or with a proxy are eligible to vote.

2. MINUTES OF PREVIOUS MEETING & BUSINESS ARISING –

2.1 It was resolved that the Minutes from the previous year's Annual General Meeting in August 2022 at Dukes Real Estate be taken as read and accepted as a true record. Moved by Shaun Seconded by Chris and accepted by others present.

3. CORRESPONDENCE & BUSINESS ARISING - Nil

4. PRESENTATION & CONSIDERATION OF FINANCIAL STATEMENT

4.1 The current financial statement was presented, analysed, discussed and accepted. Closing Balance was \$18,981.00 as at 27/07/2023.

4.2 Accounts & Invoices were available for inspection.

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5. APPOINTMENT OF MANAGERS FOR THE ENSUING YEAR

Dukes Real Estate were re-elected to manage the Strata Corporation for 12 months for \$2,400 (including GST) and includes meeting fee of \$88.00 per hour, at completion of AGM. Over due invoices, more than 30 days will incur \$22.00 per invoice, including GST). The standard fee also includes collection of quarterly contributions, issuing reminder notices, payment of all accounts, postage, photocopying, preparation and presentation of 12 booklets, preparation and circulation of the minutes after the AGM. The Strata Corporations Officers were re-elected for the next term.

Secretary: Presiding Officer: Chris Mills

Treasurer: Mike Valenta (0424 770 032)

6. INSURANCE REVIEW: RENEWAL DATE 31/3/2024

6.1 Sum insured is NOT deemed sufficient: \$2,500,000 is the price currently insured with QBE INSURANCE LTD. The strata corporation owners are going to agree to get a valuer in to work out what the sum insured is. It is with Surewise Insurance Brokers. Legal Liability: \$30,000,000. Owners are thinking about having the property at \$3,600,000 but would like to get a valuation first.

6.2 VALUATION to be COMPLETED BY Jeremy Carter and DUKES WILL ORGANISE. All owners agreed to the cost being borne by strata for this activity.

6.3 THE LAST VALUATION was now in 2023.

7. MAINTENANCE OF BUILDING & COMMON PROPERTY:

7.1 **Lawn Mowing** – Peter Ault (0413 820 971) is the lawn mowing man. It may now cost more money for someone to look after all the common area maintenance. The gardening, cleaning, tidying etc, to everyone's complete satisfaction. "I still have no issue with it" said Unit 3. (\$2000)

7.2 **Carports** – They are starting to deteriorate. This is going to be a big ticket item in the next 5 years. The timbers at the bottom of the Carport posts are starting to rot. There was a quote for two down at Glenelg and this was \$22,000. The general consensus is that they are about \$3,000 each per bay. Some of the owner's discussed this item and quotes are to be presented in a year or so. (\$36,000)

7.3 **Bargeboards** – There will need to be an improvement in the Bargeboards of each of the ends of the Properties. There will need to be an inspection completed by Graham Hutson (0433 354 855) on each of the Bargeboards with the view to painting and repairing them. Unit 9 has a rotten bargeboard.

7.4 **Pest Inspection** – Ray Gibbons is going to inspection all the properties for Termite Damage. Unit 1 Flick Pest control came in and INSPECTED Kates Unit. Now they are on a Baiting Program. Unit 3 employed SA PEST Control and the Unit has already been baited.



8. STRIKING OF ANNUAL CONTRIBUTIONS:

8.1 A Budget was circulated, discussed, analysed and not accepted. They were for \$350pq and \$300pq. The end decision was to INCREASE the Strata fees on the whole strata by **10% TO \$330 PER QUARTER STARTING FROM THE 1st OF OCTOBER 2023.**

8.2 It was decided that the Quarterly contributions **will INCREASE TO \$330 per quarter per unit** starting on the 1st of October 2023. UNANIMOUS.

9. APPROVALS FOR THE INSTALLATION & ADDITIONS:

9.1 **Pets** – The owners are generally **NOT in favour of any pets** at all at the corporation. There is no problem with an indoor cat, or turtle or fish or Bird. If an **owner occupier** would like to request a pet then the owner is to make an application to the strata if an owner requests a pet. Kate and Matt (U1) have an “obedient neighbour friendly dog”. **ACTION:** Matt from Unit 1 will keep “Benny” away from other owners as best he can.

9.2 **Solar panels** – North Facing Solar Panels (visual aspect) –The general idea is that there is general approval for all owners to get and install solar panels in the future at this complex.

10. **CLOSE** – Dukes Real Estate thanked all unit holders present for attending, for making a quorum and a productive meeting. Meeting closed at 6:40pm.



Financial Statement for Strata 7286 Inc
1 Douglas Street, REYNELLA SA 5161
Period 27/07/2023 to 12/11/2024

STRATA
 CONTRIBUTIO \$ 14,490.00

EXPENSES
 Electricity \$ 1,048.30
 Insurance: \$ 5,150.35
 Lawns \$ 2,320.00
 Maintenanc \$ 2,840.50
 Manage: \$ 2,400.00
 Audit \$ 240.00

Total: \$ 13,999.15

OPENING BALANCE
 27/07/2023 \$ 18,981.00

CLOSING BALANCE
 12/11/2024 \$ 19,471.85

\$ 33,471.00

\$ - \$ 33,471.00

CONTRIBUTIONS

	Levy Per Quarter	Contributions Paid	Owes	Partial	Paid to date
Unit 1		\$ 300.00	\$ 1,650.00		September 30, 2023
Unit 2		\$ 1,430.00		\$ 210.00	December 31, 2024
Unit 3		\$ 1,650.00			December 31, 2024
Unit 4		\$ 1,650.00			December 31, 2024
Unit 5		\$ 1,350.00	\$ 300.00		December 31, 2024
Unit 6		\$ -	\$ 1,320.00		December 31, 2023
Unit 7		\$ 1,650.00			December 31, 2024
Unit 8	(Rang 3 Times)	\$ -	\$ 2,170.00	\$ 50.00	December 31, 2022
Unit 9		\$ 1,650.00			December 31, 2024
Unit 10		\$ 1,650.00			December 31, 2024
Unit 11		\$ 1,530.00	\$ 220.00	\$ 110.00	September 30, 2024
Unit 12		\$ 1,630.00			December 31, 2024
TOTAL	\$ -	\$ 14,490.00	\$ 5,660.00		

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		EXPENSES			
Insurance	Newmarket Insura	to 31/3/2025	\$ 5,150.35	TOTAL	\$ 5,150.35
Electricity	Origin Energy	Dec-March 24 97KW	\$ 328.78		
	Origin Energy	March to June 2024	\$ 215.62		
	Origin Energy	June to Sept 24	\$ 503.90	TOTAL	\$ 1,048.30
Lawn &	Peter Ault	4*Lawn Service	\$ 560.00		
	Peter Ault	20/12 to 20/3	\$ 495.00		
	Peter Ault	March to May 2024	\$ 700.00		
	Peter Ault	Lawn Service	\$ 140.00		
	Peter Ault	Lawn Service	\$ 215.00		
	Peter Ault	Lawn Services	\$ 210.00	TOTAL	\$ 2,320.00
Maintanace	Glen Thompson	Clean Gutter	\$ 575.00		
	Others	Expenses to 31/12/2023	\$ 1,660.50		
	Simmons Mainten	Clean the Gutters	\$ 605.00	TOTAL	\$ 2,840.50
Management	Dukes Real Estate	AGM 22/8/2022	\$ 2,400.00	TOTAL	\$ 2,400.00
Audit	United Accounting	Audit 2022-23	\$ 240.00	TOTAL	\$ 240.00
				TOTAL	\$ 13,999.15

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Balance Sheet As at 26/05/2025

Strata Corporation 7286

1 Douglas Avenue, REYNELLA SA 5161

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin	4,254.46
Owners Equity--Admin	18,078.00
	<u>22,332.46</u>

Capital Works Fund

Operating Surplus/Deficit--Capital Works	0.00
	<u>0.00</u>

Net owners' funds

\$22,332.46

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin	18,746.24
Receivable--Levies--Admin	3,927.75
	<u>22,673.99</u>

Capital Works Fund

0.00

Unallocated Money

0.00

Total assets

22,673.99

Less liabilities

Administrative Fund

0.00

Capital Works Fund

0.00

Unallocated Money

0.00

Total liabilities

0.00

Net assets

\$22,673.99

CASH
AT
BANK

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* As the previous financial year has not been finalised, the current financial year reporting will not be accurate.



**Income and Expense Statement
for the financial year
to 26/05/2025**

Strata Corporation 7286

1 Douglas Avenue, REYNELLA SA 5161

Administrative Fund

Current period

01/07/2024-26/05/2025

Revenue

Interest on Arrears--Admin 74.75

Levies Due--Admin 16,320.00

Total revenue 16,394.75

INCOME

Less expenses

Admin--Auditors--Audit Services 240.00

Admin--Management Fees--Standard 3,000.00

Insurance--Premiums 4,642.90

Maint Bldg--Plumbing & Drainage 357.50

Maint Grounds--Landscaping 140.00

Maint Grounds--Lawns & Gardening 2,635.00

Utility--Electricity 1,124.89

Total expenses 12,140.29

Expenses

Surplus/Deficit

4,254.46

Opening balance 18,419.53

Closing balance

\$22,673.99

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Levy Positions - Complete
for the financial year to
26/05/2025

Strata Corporation 7286

1 Douglas Avenue, REYNELLA SA 5161

Administrative Fund

Lot	Unit	Paid to	Standard levies			Special levies				
			Due	Paid	Arrears	Advance	Due	Paid	Arrears	Ad
1	1	31/03/2024	1,360.00	(216.23)	1,576.23	0.00	0.00	0.00	0.00	0.00
2	2	31/12/2024	1,360.00	890.00	470.00	0.00	0.00	0.00	0.00	0.00
3	3	30/06/2025	1,360.00	1,360.00	0.00	0.00	0.00	0.00	0.00	0.00
4	4	30/06/2025	1,360.00	1,360.00	0.00	0.00	0.00	0.00	0.00	0.00
5	5	30/06/2025	1,360.00	1,360.00	0.00	0.00	0.00	0.00	0.00	0.00
6	6	31/03/2025	1,360.00	1,010.00	350.00	0.00	0.00	0.00	0.00	0.00
7	7	30/06/2025	1,360.00	1,360.00	0.00	0.00	0.00	0.00	0.00	0.00
8	8	31/03/2024	1,360.00	(28.52)	1,388.52	0.00	0.00	0.00	0.00	0.00
9	9	30/06/2025	1,360.00	1,360.00	0.00	0.00	0.00	0.00	0.00	0.00
10	10	30/06/2025	1,360.00	1,360.00	0.00	0.00	0.00	0.00	0.00	0.00
11	11	31/03/2025	1,360.00	1,217.00	143.00	0.00	0.00	0.00	0.00	0.00
12	12	30/06/2025	1,360.00	1,360.00	0.00	0.00	0.00	0.00	0.00	0.00
			16,320.00	12,392.25	3,927.75	0.00	0.00	0.00	0.00	0.00
Due Excl. GST			16,320.00				0.00			

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PAID TO
DATES

1360
4.

1388.52

Articles of the Strata Corporation

1. A unit holder must-
 - (a) maintain the unit in good repair;
 - (b) carry out any work ordered by a council or other public authority in respect of the unit.
 - (c) the occupier of a unit must keep it in a clean and tidy condition.
2. A person bound by these articles -
 - (a) must not obstruct the lawful use of the common property by any person;
 - (b) must not use the common property in a manner that unreasonably interferes with the use and enjoyment of the common property by the other members of the strata community, their customers, clients or visitors;
 - (c) must not make, or allow his or her customers, clients or visitors to make, undue noise in or about any unit or the common property; **AND**
 - (d) must not interfere, or allow his or her customers, clients or visitors to interfere, with others in the enjoyment of their rights in relation to units or common property.
3. A person bound by these articles must not use the unit, or permit the unit to be used, for an unlawful purpose.
4. Subject to the Strata Titles Act, 1988, a person bound by these articles must not, without the strata corporation's consent, keep any animal in, or in the vicinity of, a unit.
5. A person bound by these articles -
 - (a) must not park a motor vehicle in a parking space allocated for others or on a part of the common property on which parking is not authorised by the strata corporation; **AND**
 - (b) must take reasonable steps to ensure that his or her customers, clients or visitors do not park in parking spaces allocated for others or on parts of the common property on which parking is not authorised by the strata corporation.
6. A person bound by these articles must not, without the consent of the strata corporation damage or interfere with any lawn, garden, tree, shrub, plant or flower on the common property; **OR** use any portion of the common property for his or her own purposes as a garden.
7. A person bound by these articles must not bring objects or materials onto the site of a kind that are likely to cause justified offence to the other members of the strata community **OR** allow refuse to accumulate so as to cause justified offence to others.
8. A person bound by these articles must not, without the consent of the strata corporation, display any sign, advertisement, placard, banner or any other conspicuous material of a similar nature on part of his or her unit so as to be visible from outside the building **OR** on any part of the common property.
9. The occupier of a unit may, without the consent of the strata corporation, paint, cover, or in any other way decorate the inside of any building forming part of the unit and may, provided that unreasonable damage is not caused to any common property, fix locks, catches, screens, hooks and other similar items to that building.
10. The occupier of a unit used for residential purposes must not, without the consent of the strata corporation, use or store on the unit or on the common property any explosive or other dangerous substance.
11. A person bound by these articles -
 - (a) must maintain within the unit, or on a part of the common property set apart for the purpose by the strata corporation, a receptacle for garbage adequately covered; **AND**
 - (b) must comply with all council by-laws relating to the disposal of garbage.
12. A unit holder must immediately notify the strata corporation of -
 - (a) any change in the ownership of the unit, or any change in the address of an owner.
 - (b) any change in the occupancy of the unit.



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 5007 Folio 775

Parent Title(s) CT 4280/698
Creating Dealing(s) CONVERTED TITLE
Title Issued 08/01/1991 Edition 4 Edition Issued 18/06/2002

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

MARCELO GUSTAVO VILLAFANE
OF UNIT 8 1 DOUGLAS AVENUE REYNELLA SA 5161

8/1 Douglas

Description of Land

UNIT 8 STRATA PLAN 7286
IN THE AREA NAMED REYNELLA
HUNDRED OF NOARLUNGA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
9355836	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD.
10075395	CHARGE UNDER LEGAL SERVICES COMMISSION ACT, 1977 PURSUANT TO SECTION 18A

Notations

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

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Transfer funds within Australia

Processing

Internet Banking Receipt Details

Receipt Number

I 0150 4239

Date

23/05/2025

Time

03:30 PM AEST

8/1 Douglas

Transfer Details

Transfer from

Freedom Business 991 168 740

Transfer to

Dukes Property & Strata Manage

BSB: 085-333

Account Number: 028353975

Amount

\$110.00

Payer name

Searchlight Technology

Description

S41 8 1 DOUGLAS

Reference

S41 8 1 DOUGLAS

Payment type

To increase your Payee transfer limit to \$100,000 per day, select the 'Change Payee Limit' button after selecting the Payee from the 'Payee Accounts' screen. Each Payee account increase must be requested individually.

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