



Certificate of Title - Volume 5884 Folio 751

Parent Title(s) CT 5882/628

Creating Dealing(s) ACT 9459937

Title Issued 03/12/2002 **Edition** 5 **Edition Issued** 16/09/2014

Estate Type

FEE SIMPLE

Registered Proprietor

MELISSA KATE ARTHUR
OF 3 LUSITANO COURT WOODCROFT SA 5162

Description of Land

LOT 1 PRIMARY COMMUNITY PLAN 21489
IN THE AREA NAMED HAPPY VALLEY
HUNDRED OF NOARLUNGA

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
06/11/2002	9459938	SCHEME DESCRIPTION	FILED
06/11/2002	9459939	DEVELOPMENT CONTRACT	FILED
06/11/2002	9459940	BY-LAWS	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

COMMUNITY PLAN NUMBER		CP 21489
PLAN TYPE		PRIMARY
THIS IS SHEET		1 OF 2 SHEETS
DEPOSITED 29/11/2002		Shah PRO REGISTRAR-GENERAL
CLOSURE CHECKED	PLAN EXAMINED	PLAN APPROVED
P.A.S.	A.S.	A.S. 5/11/2002
TITLE REFERENCE		C.T. 5882 / 628
LAND DESCRIPTION		
ALLOTMENT III IN D.P. 60403 OF PT SEC. 517		
IRRIGATION AREA		DIVISION
HUNDRED		NOARLUNGA
AREA		HAPPY VALLEY
COUNCIL		CITY OF ONKAPARINGA
MAP REF. 6627 - 10 - M		
O.B. D.P. 60403	TOTAL AREA 3133 m ²	
DEV. NO. 145 / C002 / 02		
SCALE 0 3 6 12 18 24 METRES	30	
ANNOTATIONS		
The common property is designated (C1) for land information purposes only and does not provide a legal identifier for the common property.		
The service infrastructure was not in place as at 30-7-02		
ALL DISTANCES ARE GROUND DISTANCES		
COMBINED SCALE FACTOR 1 2 354°56'30" ZONE AMG		
BEARING DATUM 1 2 354°56'30" DISTANCE		
DERIVED FROM D.P. 60403 Adopted		
CERTIFICATE OF LICENSED SURVEYOR		
I, Raymond Leslie FELLER, a licensed Surveyor under the Survey Act 1992, certify that this community plan has been correctly prepared in accordance with the Community Titles Act 1996 to a scale prescribed by regulation,		
Dated the 44 day of August 2002 Licensed Surveyor M. L. Feller		

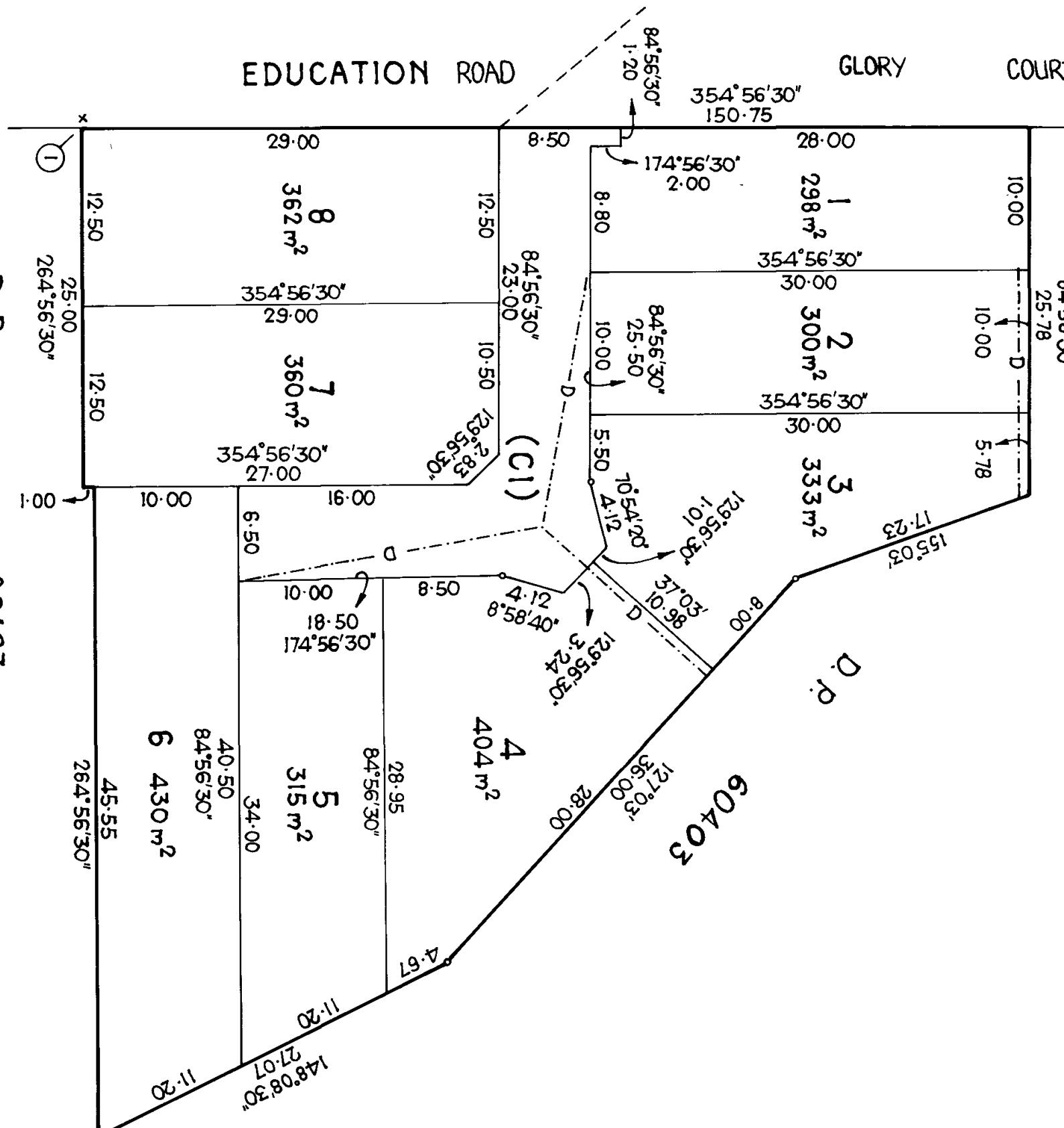
LOCATION, COMMON PROPERTY & SERVICE INFRASTRUCTURE PLAN

ROAD
COURT
GLORY
EDUCATION ROAD
D. P. 60403
CHANDLERS HILL RD

The position of the proposed service infrastructure has been plotted from engineering plans.

Service infrastructure shown thus -----
D = Drainage

GLORY COURT ~ VIDE DKT 26/2005
PRO RG 9.6.2006



R. L. FELLER
SURVEYING & PLANNING CONSULTANT
6 Leander Court, Flagstaff Hill, 5159
Ph: 82702014, Fax: 82704948
REF.

LEGEND	
NETWORK PSM	FD
NETWORK STATION	○ FD
PERMANENT SURVEY MARK	FD
PLACED FOUND GONE	FD GONE
REFERENCE MARKS	MP OR RM
PLACED FOUND GONE	SPK FD
DRILL HOLE & WING	BT GONE
DIRECTION CHANGE	—
PART DISTANCES	(20-32)
CALCULATED DATA	20-85 CALC.
COPIED DATA	100-85

Dated the 44 day of August 2002
Licensed Surveyor M. L. Feller

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

CP 21489

THIS IS SHEET 2 OF 2 SHEETS

APPROVED DEPOSITED

ASL

29/11/2002

5/11/2002

Shovey

PRO REGISTRAR - GENERAL

APPLICATION 9459937.

SCHEDULE OF LOT ENTITLEMENTS

LOT	LOT ENTITLEMENT	SUBDIVIDED
1	1,030	
2	1,160	
3	1,290	
4	1,415	
5	1,240	
6	1,415	
7	1,290	
8	1,160	
AGGREGATE	10,000	

CERTIFICATE OF LAND VALUER

Tim Dobney

being

I, Tim Dobney, being
 A land valuer within the meaning of the Land Valuers Act 1994
 certify that this schedule is correct for the purposes of the
 Community Titles Act 1996.

Dated the.....27.....day ofSeptember.....2002.....

Signature of Land Valuer

T. Dobney

Property Interest Report

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

Title Reference	CT 5884/751	Reference No. 2540960
Registered Proprietors	M K*ARTHUR	Prepared 06/02/2024 14:54
Address of Property	Unit 1, 2 GLORY COURT, HAPPY VALLEY, SA 5159	
Local Govt. Authority	CITY OF ONKAPARINGA	
Local Govt. Address	POST OFFICE 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	Refer to the Certificate of Title <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.2	Easement (whether over the land or annexed to the land)	Refer to the Certificate of Title Note--"Easement" includes rights of way and party wall rights <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.3	Restrictive covenant	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)	Refer to the Certificate of Title also Contact the vendor for these details <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title
2.1	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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
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[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
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8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

17.1	section 10 - Notice of intention to acquire	Refer to the Certificate of Title for any notice of intention to acquire also Contact the Local Government Authority for other details that might apply
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18. *Landscape South Australia Act 2019*

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

Act

18.18 section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act
The regional landscape board has no record of any notice affecting this title

18.19 section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act
The regional landscape board has no record of any notice affecting this title

18.20 section 215 - Orders made by ERD Court
The regional landscape board has no record of any notice affecting this title

18.21 section 219 - Management agreements
The regional landscape board has no record of any notice affecting this title

18.22 section 235 - Additional orders on conviction
The regional landscape board has no record of any notice affecting this title

19. *Land Tax Act 1936*

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

20. *Local Government Act 1934 (repealed)*

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

24.1 Mineral tenement (other than an exploration licence)
Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title

24.2 section 9AA - Notice, agreement or order to waive exemption from authorised operations
Contact the vendor for these details

24.3 section 56T(1) - Consent to a change in authorised operations
Contact the vendor for these details

24.4 section 58(a) - Agreement authorising tenement holder to enter land
Contact the vendor for these details

24.5 section 58A - Notice of intention to commence authorised operations or apply for lease or licence
Contact the vendor for these details

24.6 section 61 - Agreement or order to pay compensation for authorised operations
Contact the vendor for these details

24.7 section 75(1) - Consent relating to extractive minerals
Contact the vendor for these details

24.8 section 82(1) - Deemed consent or agreement
Contact the vendor for these details

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

25. *Native Vegetation Act 1991*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

28.1 section 23(1) - Notice of contribution payable

The Phylloxera and Grape Industry Board of South Australia has no vineyard registered against this title. However all properties with greater than 0.5 hectares of planted vines are required to be registered with the board

29. *Planning, Development and Infrastructure Act 2016*

29.1 Part 5 - Planning and Design Code

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

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

also

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

also

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

also

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

also

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

also

Code Amendment

O'Sullivan Beach - proposed amendment seeks to rezone two vacant allotments of approximately 6 hectares, from Strategic Employment Zone to General Neighbourhood Zone, to allow for low to medium density residential development. For more information please refer to the 'Code Amendments' page on the PlanSA portal: or contact the City of Onkaparinga Council.

Code Amendment

Flooding Hazards Mapping Update - seeks to update the extent of the Hazard (Flooding – Evidence Required) Overlay in the Planning and Design Code in 13 local government areas and several Outback Areas of the State, based on more recent flood hazard mapping. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.

Code Amendment

Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.

Code Amendment

Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit https://plan.sa.gov.au/have_your_say/ or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).

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

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

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

		also
29.3	section 139 - Notice of proposed work and notice may require access	Contact the Local Government Authority for other details that might apply
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

30. Plant Health Act 2009

30.1 section 8 or 9 - Notice or order concerning 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) DEW has no record of any condition affecting this title

of a permit

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 *Livestock Act, 1997* 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 (*Dog Fence Act 1946*) The Dog Fence Board has no current interest in Dog Fence rates relating to this title.
9. Pastoral Board (*Pastoral Land Management and Conservation Act 1989*) The Pastoral Board has no current interest in this title
10. Heritage Branch DEW (*Heritage Places Act 1993*) 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.

Telephone (08) 83840666

Facsimile (08) 8382 8744

Certificate No:
116696

IMPORTANT INFORMATION REGARDING SEARCHES

Duncan Sande & Associates
PO Box 3033
NORWOOD SA 5067

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 Councils preferred method of 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



Julie Jansson
Team Leader
Customer Relations

**City Of Onkaparinga
PO Box 1
Noarlunga Centre SA 5168**



Telephone (08) 83840666 Facsimile (08) 8382 8744

**Certificate No:
116696**

Property Information And Particulars
In response to an enquiry pursuant to Section 7 of the
The Land & Business (Sale & Conveyancing) Act, 1994

TO: Duncan Sande & Associates
PO Box 3033
NORWOOD SA 5067

DETAILS OF PROPERTY REFERRED TO:

ASSESSMENT NO	:	91459-9
VALUER GENERAL NO	:	1461820380
VALUATION	:	\$460,000
OWNER	:	Ms M K Arthur
PROPERTY ADDRESS	:	Unit 1/2 Glory Court, HAPPY VALLEY SA 5159
VOLUME/FOLIO	:	CT-5884/751
LOT/PLAN NUMBER	:	Lot 1 CP 21489
WARD	:	04 Pimpala 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

Section 42

Condition (that continues to apply) of a development authorisation

YES

Application Number: 145/2364/2002
Description: Dwelling & Garage
Decision: Approved
Decision Date: 08-Aug-2002

Development Plan Consent Conditions

1. All development shall be completed in accordance with the plan(s) and documents submitted with and forming part of the development application except where varied by the following condition(s).
2. The front setback area (between the community road and front of the house) shall be planted with suitable trees, shrubs, lawn and/or ground cover. Such landscaping shall be completed within 6 months of the occupation of the dwelling and maintained in good condition at all times.
3. All stormwater drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or in the opinion of Council detrimentally affect structures on this site or any adjoining land.
4. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
 - prevent silt run-off from the land to adjoining properties, roads and drains;
 - control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent land;
 - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
 - ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure; and
 - ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.

Planning Act 1982 (repealed)

Condition (that continues to apply) of a development authorisation

NO

Building Act 1971 (repealed)

Condition (that continues to apply) of an approval or authorisation granted under the repealed 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

Advertising Near Signalised Intersections

The Advertising Near Signalised Intersections Overlay seeks to ensure advertising near signalised intersections does not pose an unacceptable risk to pedestrian or road safety.

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 (Bushfire - High Risk) (High)

The Hazards (Bushfire - High Risk) Overlay seeks to ensure development responds to the high level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property, facilitating access for emergency service vehicles and situating activities that increase the number of people living and working in the area away from areas of unacceptable bushfire risk.

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.

Water Resources

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

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

NO

Is the land designated as a Local Heritage Place?

NO

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

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

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

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

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

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

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

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

Section 127

Condition (that continues to apply) of a development authorisation

NO

Part 2—Items to be included if land affected

Development Act 1993 (repealed)

Section 50(1)

Requirement to vest land in council to be held as open space

NO

Section 50(2)

Agreement to vest land in council to be held as open space

NO

Section 55

Order to remove or perform work

NO

Section 56

Notice to complete development

NO

Section 57

Land management agreement

NO

Section 69

Emergency order

NO

Section 71 (only)

Fire safety notice

NO

Section 84

Enforcement notice

NO

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

Enforcement order

NO

Part 11 Division 2

Proceedings

NO

Fire and Emergency Services Act 2005

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

Notice

NO

Section 56 (repealed)

Notice issued

NO

Food Act 2001

Section 44

Improvement notice *issued against the land*

NO

There are no current Section 44 Notices of the Food Act 2001 issued under Standard 3.2.3 Food Premises and Equipment

Improvement notice *issued against the land*

NO

Section 46

Prohibition order

NO

Housing Improvement Act 1940 (repealed)

Section 23

Declaration that house is undesirable or unfit for human habitation

NO

Land Acquisition Act 1969

Section 10

Notice of intention to acquire

NO

Local Government Act 1934 (repealed)

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

NO

Local Government Act 1999

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

NO

Refer to separate attachment for Rates and Charges

Local Nuisance and Litter Control Act 2016

Section 30

Nuisance or litter abatement notice issued against the land

NO

Planning, Development and Infrastructure Act 2016

Section 139

Notice of proposed work and notice may require access

NO

Section 140

Notice requesting access

NO

Section 141

Order to remove or perform work

NO

Section 142

Notice to complete development

NO

Section 155

Emergency order

NO

Section 157

Fire safety notice

NO

Section 192 or 193

Land Management Agreements

NO

Section 198(1)

Requirement to vest land in a council or the Crown to be held as open space

NO

Section 198(2)

Agreement to vest land in a council or the Crown to be held as open space

NO

Part 16 - Division 1

Proceedings

NO

Section 213

Enforcement notice

NO

Section 214(6), 214(10) or 222

Enforcement order

NO

Public and Environmental Health Act 1987 (repealed)

Part 3

Notice

NO

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

Part 2 – Condition (that continues to apply) of an approval

Condition (that continues to apply) of an approval

NO

Public and Environmental Health (Waste Control) Regulations 2010 revoked

Regulation 19 - Maintenance order (that has not been complied with)

NO

South Australian Public Health Act 2011

Section 92

Notice

NO

South Australian Public Health (Wastewater) Regulations 2013

Part 4 – Condition (that continues to apply) of an approval

Condition (that continues to apply) of an approval

NO

Particulars of building indemnity insurance

Details of Building Indemnity Insurance still in existence for building work on the land

NO

Particulars relating to environment protection

Further information held by council

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

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

NO

Note –

The question relates to information that the council for the area in which the land is situated may hold. If the council answers “YES” to the question, it will provide a description of the nature of each development approved in respect of the land. The purchaser may then obtain further details from 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

No easement exists for drainage purposes – Refer to Certificate of Title of subdivision plans (ie Deposited Plans, Community Plans, File Plans etc) for details of easements in the interests of other State Departments or Agencies).

NO

Are you aware of any encroachment on the easement?

NO

Lease, agreement for lease, tenancy agreement or licence

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

The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.) NO

Caveat NO

Other

Charge for any kind affecting the land (not included in another item) NO

PLEASE NOTE:

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

This statement is made the 07-Feb-2024



Emma Moyle
Coordinator Development Support
AUTHORISED OFFICER



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

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:

2540960

DUNCAN SANDE & ASSOCIATES
POST OFFICE BOX 3033
NORWOOD SA 5067

DATE OF ISSUE

07/02/2024

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME			
16514524	M K ARTHUR			
PROPERTY DESCRIPTION				
1 / 2 GLORY CT / HAPPY VALLEY SA 5159 / LT 1 C21489				
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
1461820380	CT 5884/751	\$460,000.00	R4 1.000	RE 0.400
LEVY DETAILS:				
FINANCIAL YEAR				
2023-2024				
FIXED CHARGE				
+ VARIABLE CHARGE				
- REMISSION				
- CONCESSION				
+ ARREARS / - PAYMENTS				
= AMOUNT PAYABLE				
\$ 50.00				
\$ 186.20				
\$ 116.65				
\$ 0.00				
\$ -119.55				
\$ 0.00				

Please Note: If a concession amount is shown, the validity of the concession should be checked prior to payment of any outstanding levy amount. The expiry date displayed on this Certificate is the last day an update of this Certificate will be issued free of charge. **It is not the due date for payment.**

EXPIRY DATE

07/05/2024



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at: **OR** **By Post to:**

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



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:

2540960

DUNCAN SANDE & ASSOCIATES
POST OFFICE BOX 3033
NORWOOD SA 5067

DATE OF ISSUE

07/02/2024

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

OWNERSHIP NAME
M K ARTHUR

FINANCIAL YEAR
2023-2024

PROPERTY DESCRIPTION

1 / 2 GLORY CT / HAPPY VALLEY SA 5159 / LT 1 C21489

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
1461820380	CT 5884/751	\$205,000.00	0.0298 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 **07/05/2024**



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

LOCAL GOVERNMENT RATES SEARCH

07-Feb-2024

TO: Duncan Sande & Associates
PO Box 3033
NORWOOD SA 5067

DETAILS OF PROPERTY REFERRED TO:

Rates Assessment No	:	91459 -9
Valuer General No	:	1461820380
Valuation	:	\$460,000
Owner :		Ms M K Arthur
Property Address	:	Unit 1/2 Glory Court, HAPPY VALLEY SA 5159
Volume/Folio	:	CT-5884/751
Lot/Plan Number	:	Lot 1 CP 21489
Ward	:	04 Pimpala 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 and Fines in Arrears (not paid 30 June 2023) and/or Block Clearing Charges	0.00
Postponed Amount in Arrears (if applicable) monthly interest of 0.31666% applies	0.00
Interest on Arrears charged in current financial year monthly interest of 0.48333% applies	0.00
Rates for the current 2023-2024 Financial Year applicable from 1 July 2023:	
Amount payable by 1 st September 2023	1,637.25
PLUS Current postponed amount (if applicable)	0.00
Total Rates Levied 2023-2024	\$1,637.25

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

Less Council Rebate.	0.00
Less Council Capping Rebate	0.00
Less Council CWMS Rebate	0.00
Fines and interest for the current financial year (2% fine when rates first become overdue and 0.48333% interest applied per month thereafter)	0.00
Postponed Interest (0.31666% per month on total of postponed rates and interest)	0.00
Less paid current financial year	-819.25
Overpayment	0.00
Legal Fees and / or Bank Charges (current)	0.00
Legal Fees and / or Bank Charges (arrears)	0.00
Refunds, Rates Remitted or Small Balance Adjustments	0.00
Balance - rates and other monies due and payable	818.00
Property Related Debts	0.00

BPAY Biller Code: 48470
Ref: 914599

TOTAL BALANCE

\$818.00

Account Number L.T.O Reference Date of issue Agent No. Receipt No.
 14 61820 38 0 CT5884751 7/2/2024 198 2540960

DUNCAN SANDE & ASSOC
 PO BOX 3033
 NORWOOD SA 5067
 office@duncansande.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: MS MK ARTHUR
 Location: U1 2 GLORY CT HAPPY VALLEY LT 1 C21489
 Description: 4HUNITG Capital \$ 460 000
 Value:
 Rating: Residential

Periodic charges

Raised in current years to 31/3/2024

		\$
	Arrears as at: 30/6/2023	: 0.00
Water main available:	1/7/2003	Water rates : 222.60
Sewer main available:	1/7/2003	Sewer rates : 238.50
		Water use : 135.76
		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 : 596.86CR
		Balance outstanding : 0.00

Degree of concession: 00.00%

Recovery action taken: FULLY PAID

Next quarterly charges: Water supply: 74.20 Sewer: 79.50 Bill: 10/4/2024

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

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

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

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



Government of
South Australia

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

I300 SA WATER
 (I300 729 283)
 ABN 69 336 525 019
sawater.com.au

South Australian Water Corporation

Name:
MS MK ARTHUR

Water & Sewer Account
Acct. No.: 14 61820 38 0

Amount: _____

Address:
U1 2 GLORY CT HAPPY VALLEY LT 1
C21489

Payment Options

EFT**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1461820380



Biller code: 8888
Ref: 1461820380

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: 1461820380



**Government of
South Australia**

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

1300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au

Total Payable*

A\$ **610.00**

includes GST of **51.77**

Pay By

15th March 2023
or within 7 days of invoice receipt.

Our Reference

I4223701

Policy Number

CA0006076924

Class: Strata/Community Corporation - Domestic

PROTECTING AUSTRALIANS SINCE 1975

MGA Insurance Brokers is one of the top 10 Insurance Brokerages in Australia with 40 offices and over 200 personnel Australia wide

**IMPORTANT INFORMATION**

Please review your policy documents carefully and contact us immediately if any details are incorrect, other changes are required or if you have any questions regarding your policy.

Renewal For: 2 Glory Court, Happy Valley SA 5159

If you should have any queries, please contact:
Ashley Ward on (08) 8291 2350

Claims, or circumstances that may give rise to a claim, must be notified immediately as late notification may cause denial of liability in some instances. Refer to your policy for more details.

*Please refer to the enclosed Tax Invoice for a detailed breakdown of the above Total Payable amount.

**Payment Options:**

Biller Code: **36160**
Reference: **042237010072**
From savings or cheque account



Pay in person at any Australia Post outlet or at your local MGA Office.



Post your cheque with this payment slip to:
MGA Insurance Brokers Pty Ltd
Locked Bag 4001
KENT TOWN DC SA 5067



Pay in person at any Australia Post outlet using cash, cheque or EFTPOS.



Visit our website at: www.mga.com to pay by Visa, Mastercard or Amex. A surcharge (Incl. GST) will apply. Client Reference: MGA ADL C9672
Invoice Reference: I4223701

Pay using internet banking by entering the below BSB, account and reference details:
BSB: **085-456**
Account: **691196504**
Reference: **I4223701**



*2871 042237010072

Total Payable A\$

610.00

Broker: Ashley Ward
MGA ADL C9672 1700828/001 I4223701



OUR PRIVACY POLICY

We are committed to protecting your privacy in accordance with the Privacy Act 1988 (Cth) (Privacy Act) and the Australian Privacy Principles (APP's). Where required, we will provide you with a Collection Notice which outlines how we collect, disclose and handle your information.

You can also refer to our Privacy Policy available on our website or by contacting us for more information about our privacy practices including how we collect, use or disclose your information, how to access or seek correction to your information or how to complain in relation to a breach of the Australian Privacy Principles and how such a complaint will be handled.

YOUR DUTY OF DISCLOSURE

You have a duty of disclosure under the Insurance Contracts Act 1984.

When applying for insurance and answering any questions, you need to advise anything you know, or that a reasonable person in the circumstances would know, that may affect or be relevant to the insurer's decision to insure you and on what terms.

You must comply with your duty of disclosure until the insurer agrees to insure you (including any renewal, extension, variation or reinstatement as applicable), and if anything that you have disclosed to us changes before that time, you also need to tell us.

The duty applies to you and anyone else that you want to be covered by the contract.

If you are in doubt tell us and we can help.

NON-DISCLOSURE

If you fail to comply, the insurer may reduce its liability under the contract in respect of a claim, cancel the contract or both. If your failure is fraudulent, they may also avoid the contract from its beginning.

AVERAGE OR CO-INSURANCE

Check your sums insured are adequate to cover the full replacement value of your items in the event of a claim. Where the contract of insurance includes an Average or Co-Insurance provision, you will be considered your own Insurer for the difference between the sum insured at the time of loss and the specified percentage of the true value of the property lost or damaged. The effect of the Average or Co-Insurance provision is that you will bear a rateable proportion of any loss in the event of any under-insurance.

THIRD PARTY INTERESTS

You should advise the Insurer of the interest of all third parties (e.g. financiers, lessors, mortgagees) in the subject matter of policy. The interest of such third parties may only be protected if it is noted on the policy.

HOLD BLAMELESS OR PREVENTING THE RIGHT OF RECOVERY

Please be aware that if you are a party to any agreement or understanding that has the effect of excluding or limiting the insurer's rights of recovery from a third party, the insurer may have the right to refuse to indemnify you for such loss if it is shown that Insurer's rights of recovery has been prejudiced by your action.

ASSOCIATIONS WITH RELATED BODIES CORPORATE

We are members of the Austbrokers network of insurance brokers. MGA Insurance Brokers is an equity member within the Austbrokers network. AUB Group Limited (ABN 60 000 000 715) (AUB) is a sole shareholder of Austbrokers Member Services Pty Ltd ACN 123 717 653, a company that provides marketing, distribution and training services to members of Austbrokers.

MGA Insurance Brokers Pty Ltd and MGA EziPay Pty Ltd (ABN 12 119 047 960) are wholly owned subsidiaries of MGA Management Services Pty Ltd (ABN 47 008 210 482).

ASSOCIATION WITH AN UNDERWRITING AGENCY

We have an association with Millennium Underwriting Agencies Pty Ltd (ABN 38 079 194 095). MGA Insurance Brokers Pty Ltd and Millennium Underwriting Agencies Pty Ltd have some common directors and a proportion of the shares of each company have some common beneficial ownership.

IMPORTANT INFORMATION

This document provides only brief details of the insurance. The full terms and conditions are contained in the policy documents and it is essential that you read these carefully. Should you have any questions about the scope of cover provided, please contact your local MGA office for an explanation.

MGA subscribes to the Australian Financial Complaints Authority (AFCA). Should you have any complaint about MGA please contact our office immediately. The latest version of our Financial Services Guide is available on our website www.mga.com

LEGAL LIABILITY OR INDEMNITY INSURANCE

Should the policy state that the cover is written on a "Claims Made" basis or "Claims Made and Notified" basis, it is imperative that the Insurer be notified immediately of any claim, incident or circumstances that may result in a claim during the currency of the policy or any permitted extended disclosure period (if applicable).

NON RETURN OF BROKERAGE

The charges detailed on this invoice include the commission and fee income earned by this office for the placement of the risk insured. Our fees or commission may not be refunded to you if the policy is cancelled prior to expiry.

COOLING OFF PERIOD

Some policies are subject to a cooling off period (the policy will state if this is the case and the applicable notice period). Where a cooling off period applies you can check that the policy meets your needs during the notice period and if not, you may be able to cancel the policy (except in some circumstances, for example, if you have made a claim) and receive a full refund of any premium paid (less certain deductions permitted by law). You may still have rights to cancel the policy after any cooling off period ends.

For more information, please contact our office, refer to your policy documents or visit our website www.mga.com for the Financial Services Guide and Privacy Policy.

Client : Community Corporation 21489
6/2 Glory Court
Happy Valley SA 5159

ABN :
Class : Strata/Community Corporation - Domestic
Insurer : CHU Underwriting Agencies Pty Ltd
Policy Number : CA0006076924
Period : 15.03.2023 to 15.03.2024 at 4pm
Invoice Number : I4223701
MGA Reference : MGA ADL C9672 1700828/001

Premium 334.95

Underwriting Agency Fee 90.00
GST 42.50
Stamp Duty * 40.55

Broker Service Fee 92.73
Fee GST 9.27

Total Payable (incl GST) A\$ 610.00

GST Total 51.77

* Not a taxable supply

This is only a Tax Invoice once payment is received.

MGA Insurance Brokers Pty Ltd

ABN 29 008 096 277

176 Fullarton Road

DULWICH

S.A. 5065

Phone: 08 8291 2300

Locked Bag 4001

KENT TOWN DC SA 5067

COVERAGE SUMMARY

Community Corporation 21489
Strata/Community Corporation

STRATA/COMMUNITY CORPORATION - DOMESTIC

INSURED:

Community Corporation 21489

SITUATION:

2 Glory Court, Happy Valley SA 5159

POLICY (1)	COMMUNITY PROPERTY	\$ 100,000
	COMMUNITY PROPERTY (Community Income)	\$ 15,000
	COMMUNITY PROPERTY (Common Area Contents)	\$ 0
POLICY (2)	LIABILITY TO OTHERS - Limit of Liability	\$ 20,000,000
POLICY (3)	VOLUNTARY WORKERS - Refer to Table of Benefits	
	Death	\$ 200,000
	Total Disablement (per week)	\$ 2,000
POLICY (4)	WORKERS COMPENSATION (NSW, ACT, WA & TAS ONLY)	Not Available
POLICY (5)	FIDELITY GUARANTEE	\$ 100,000
POLICY (6)	OFFICE BEARERS' LEGAL LIABILITY	Not Selected
POLICY (7)	MACHINERY BREAKDOWN	Not Selected
POLICY (8)	CATASTROPHE (COMMUNITY ASSOCIATION)	Not Selected
POLICY (9)	GOVERNMENT AUDIT COSTS & LEGAL EXPENSES	
	Part A - Government Audit Costs	\$ 25,000
	Part B - Appeal Expenses - common property health & safety breaches	\$ 100,000
	Part C - Legal Defence Expenses	\$ 50,000

FLOOD COVER Included

Flood Cover Endorsement

Flood cover is included

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

Policy 1, Exclusion 4 'We will not pay for Damage caused by Flood' is hereby removed.

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

EXCESSES

POLICY 1 - Community Property:

Standard: \$ 300

MGA Insurance Brokers Pty Ltd

ABN 29 008 096 277
176 Fullarton Road
DULWICH
S.A. 5065

Phone: 08 8291 2300
Locked Bag 4001
KENT TOWN DC SA 5067

COVERAGE SUMMARY

Community Corporation 21489
Strata/Community Corporation -

Other excesses payable are shown in the Policy Wording

Please refer to the Product Disclosure Statement for Policy Limitations

MAJOR EXCLUSIONS : Terrorism
Others As Per Policy

INSURER	POLICY NUMBER	PROPORTION
CHU Underwriting Agencies Pty Ltd A.B.N. 18 001 580 070 208 Greenhill Road EASTWOOD S.A. 5063 AFS Licence No: 243261	CA0006076924	100.0000%
* SUPPORTING INSURERS - QBE Insurance (Australia) Ltd Level 2, 82 Pitt Street Sydney NSW 2000 ABN 78 003 191 035		100.0000%

MGA Insurance Brokers Pty Ltd

ABN 29 008 096 277
AFS Licence No. 244601

GENERAL ADVICE

This is an important document. You should read it carefully and ensure that you understand it.

Client	:Community Corporation 21489
Insurer	:CHU Underwriting Agencies Pty Ltd
Class of Risk	:Strata/Community Corporation - Domestic
Policy Number	:CA0006076924
Period of Cover	:15.03.2023 to 15.03.2024

Our Ref :MGA ADL C9672 1700828/001/01

In accordance with FSR legislation we are required to advise you that in this instance we are giving you "general advice".

General Advice means:

1. We have not taken into account your objectives, financial situation or needs.
2. You should consider whether this advice is suitable for your objectives, financial situation or needs before acting on it.
3. You should also obtain a product disclosure statement before making a decision about any financial product to which the advice relates.

We confirm we have reviewed the Insurer's Target Market Determination (TMD) for this product and have assessed that you fall within the target market for this financial product. On the basis of our assessment, we consider that the product has therefore been issued to you consistently with the TMD provided by the Insurer. Please ask us if you would like a copy of the TMD.

Some personnel receive an annual salary that may include bonuses based on performance criteria and achievement of company goals. They may also receive certain soft dollar benefits of the type described in this document.

The Representative providing the advice for this insurance receives a payment for this advice of 47.5% of the broker's remuneration.

The total amount invoiced includes the remuneration for advice of \$ 75.87

Our remuneration covers:

- A. The fee to our representative for advice and services rendered to you; and
- B. Our back office and administration costs and profit.

In certain circumstances our representatives may receive from us additional payments to cover costs of back office and administration functions being performed on our behalf.

From time to time we and our representatives may also receive what are commonly referred to as "soft dollar benefits" from product issuers and other financial service providers we deal with. Soft dollar benefits that we or our representatives receive that are reasonably estimated to exceed \$300 per item or event are potentially material. They may include such benefits as conference attendances, free meals or accommodation and must be disclosed to our Compliance Department in writing, who will determine if appropriate procedures are in place to manage or avoid any potential conflicts of interest which might arise.

GENERAL ADVICE WARNING

Page No. 2

Community Corporation 21489
(MGA ADL C9672 1700828/001/01)

PRIVACY COLLECTION NOTICE

MGA Insurance Brokers Pty Ltd (ACN 008 096 277) collects your personal information (which in some instances may be sensitive information) so we can identify you, determine which products and services we can provide to you, administer services to you, and provide you with information in relation to our services. We may collect your personal information by telephone, email or in writing. We will not collect sensitive information without your consent.

The MGA Privacy Policy available at www.mga.com/privacy outlines how we collect, hold, use and disclose your personal information in accordance with the Privacy Act 1989 (Cth) and the Australian Privacy Principles. By providing us with your personal information, you consent to the terms of the MGA Privacy Policy.

In particular, the MGA Privacy Policy addresses the following matters:

- who we collect personal information from;
- circumstances where we may be required by Australian law or court or tribunal order to deal with your personal information in a particular way;
- the purposes for which we collect your personal information;
- the consequences if you do not provide required personal information to us;
- other parties to whom we may disclose information;
- how we handle possible cross border disclosures of information;
- how you can access and/or correct your personal information; and
- our procedures for handling complaints about how we deal with your personal information.

If you have any queries in relation to the MGA Privacy Policy and our handling of your personal information, you can contact our Privacy Officer using the following details:

Mail:	Att: Privacy Officer MGA Insurance Brokers PO Box 309 KENT TOWN SA 5071
Telephone:	+61 8 8291 2300
Facsimile:	+61 8 8333 0318
Email:	pat.warren@mga.com

Application/Statement

Strata Titles Act 1988 (Section 41)

Community Titles Act 1996 (Sections 11, 44, 51, 139)



From: Duncan Sande & Associates
PO Box 3033
Norwood SA 5067

Phone 08-8361 2700

Fax 08-8361 2660

(insufficient details will cause delays).

To: The Secretary/Body Corporate Manager: []

Address of Secretary/Manager: 2 Glory Court Happy Valley

*Strata/Community Corporation No. 21489 Incorporated

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

*Unit/Lot No 1 in the above Corporation which is situated at:

Street: 2 Glory Court

Suburb: Happy Valley

State: SA

Postcode: 5162

and owned by Melissa Kate Arthur (must be filled in for cross checking to ensure correct unit/lot)

I/We request that you provide the following information within 5 business days after the making of the application as required by the Act:

PART 1 FINANCIAL DETAILS

1.1 Unit/Lot Entitlement \$200

Total of all Unit/Lot Entitlements \$1000

1.2 (a) Maintenance Contributions

Amount Payable \$ per paid to [] / [] / []

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

(1) []

(2) []

Contributions \$ Levies \$ Interest \$

As at [] / [] / []

Total Arrears \$

N.B. Interest accrues daily at % per annum

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

1.3 Liabilities of the Corporation

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

(1) [] \$

(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: UPON REQUEST ONLY 0416 222851

Where held: []

(a) Sum standing to credit of fund \$

(b) Amount budgeted for known expenses \$ (see budget)

(c) Amount in Sinking Fund \$

Purpose []

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

[]

Application/Statement

Strata Titles Act 1988 (Section 41)

Community Titles Act 1996 (Sections 11, 44, 51, 139)

PART 2 INSURANCE DETAILS

Insurer:

MGA

POLICY PROVIDED ALL READY.

Property Cover \$ **100,000** Expiry Date **15/3/2024** Policy No **CA0006076924**

Public Liability \$ **20,000 000** Expiry Date **15/3/2024** Policy No **CA0006076924**

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 ***UPON REQUEST, CALL FIRST***

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 ***UPON REQUEST, CALL FIRST***

on any working day between the hours of am and pm. Contact phone **0416222851**

(A fee of \$8.00 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 \$40.00
 (b) For completing and supplying items 3.1 to 3.4 inclusive \$40.00
 (c) For supplying Item 3.5 \$16.00
 (d) For supplying Item 3.6 (Community Title only) \$25.00
 (e) For supplying Item 3.7 (Community Title only) \$25.00

Total fees payable on this application \$

(plus GST if body corporate or manager collect GST)

5.2 Date of Application: **6/12/2024** Signed for/on behalf of the Applicant 

Date of Statement: **14/12/2024** Signed for/on behalf of the Corporation 

Applicant - Please Note:-

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

9459940

Series No.	Prefix
<i>63</i>	LF

6.11.2002 14:11

BELOW THIS LINE FOR OFFICE USE ONLY

Date	Time
FEES	
R.G.O.	POSTAGE

**LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA**

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

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

Lodged by: *JDS1* AGENT CODE *677*

Correction to: *JDS1* *677*

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

1.
2.
3.
4.
5.

Assessor

PICK-UP NO.	
CP	<i>21489</i>
DEV. NO.	<i>145/C002/2002/LC</i>

Lands Titl 11:49 08/11/02 169902
REGISTRATION FEE \$90.50

OP21489

CORRECTION <i>Ex-60</i> <i>14/11/02</i>	PASSED, <i>J</i>
--	---------------------

FILED

Regd *600*

<i>Regd</i>	
-------------	---

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

ITEM CT/CL REF.	AGENT CODE

BY-LAWS

COMMUNITY TITLES ACT 1996

DEVELOPMENT APPLICATION NO :

145/C002/2002/LC

145/2364/2002/1A

COMMUNITY PLAN NO:

21489

*LOT 111 EDUCATION ROAD
HAPPY VALLEY SA 5159*

INDEX

PART A - Preliminary

PART B - Mandatory By-laws

PART C - Maintenance and use of lots

PART D - The Common Property

PART E - Prohibition of Disturbance

PART F - Restrictions on Short-Term Leases

PART G - General Provisions

COMMUNITY BY-LAWS

WARNING

The terms of these by-laws are binding on the Community Corporation, the owners of the community lots and the persons entering the community parcel.

These by-laws relate to the control and preservation of the essence or theme of the community corporation and as such may only be amended or revoked by unanimous resolution of the community corporation in accordance with section 39 of the Community Titles Act 1996.

PART A – PRELIMINARY:

1. Definitions:

- 1.1 “*Act*” means the Community Titles Act 1996.
- 1.2 “*Lot*” means a community lot as defined in the Act.
- 1.3 “*Corporation*” means Community Corporation No. 21489 Incorporated.
- 1.4 “*Occupier*” of the lot includes, if the lot is unoccupied, the owner of the lot.
- 1.5 “*Community Parcel*” means the land situated at Lot 111 Education Road, Happy Valley, South Australia 5159.

PART B – MANDATORY BY-LAWS

2. Administration, Management and Control of Common Property:

2.1 The corporation is responsible for the administration, management and control of the common property, including:

- * Corporation insurance (see 5) to be effected and paid for by the corporation.
- * Entry, lighting and common drive.

3. Use and Enjoyment of the Common Property:

3.1 The common property is, subject to the Act and these by-laws, for the common use and enjoyment of residents in the community scheme and their visitors.

4. Use and Enjoyment of Community Lots:

4.1 A person must use a lot solely or predominantly for residential purposes, except where otherwise authorized by the corporation.

5. Insurance:

5.1 The corporation will at all times effect insurances on the common property for:

- * Public liability cover of not less than ten million dollars (\$10,000,000.00).
- * General damages cover of not less than fifty thousand dollars (\$50,000.00).

5.2 Lot owners will properly insure all buildings, fixtures and improvements on their respective lots to the full insurable value and must include cover for demolition, site clearance and replacement with new materials.

5.3 The owner of each lot will maintain public risk insurance for amounts of at least five million dollars (\$5,000,000.00) in respect of any one event or such higher cover as the corporation or the Act may from time to time require.

5.4 The owner of a lot must provide to the Corporation when requested evidence of a current policy of insurance effected by the owner in accordance with these by-laws.

PART C - MAINTENANCE AND USE OF LOTS

6. Maintenance and Repairs:

6.1 The owner of a lot must maintain and keep in good repair buildings and improvements to the lot (including paintwork, external finishes and fencing) as authorized and requested by the corporation from time to time in order to substantially maintain a continuity of appearance of all buildings on each community lot on the community parcel.

7. Occupiers Obligations to Maintain the Lot in Good Condition:

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

7.2 The occupier must properly maintain gardens on the lot.

7.3 The occupier of a lot must store garbage in an appropriate container that prevents the escape of unpleasant odours and comply with any requirements of the council for the disposal of garbage.

8. Structural Improvements and Colours:

8.1 The owner or occupier of a lot must not, without the corporations' approval:

- a. erect any further buildings or structural improvements or modify, amend or extend existing buildings and structural improvements on a lot; or
- b. change the colours of the external finishes on a lot.

PART D – THE COMMON PROPERTY

9. Damage to Common Property

9.1 A person must not, without the authorization of the corporation, damage or interfere with a building, structure, trees or any of the garden on the common property.

9.2 A person must not, without the authorization of the corporation, deposit any rubbish or waste material on the common property.

9.3 A person must not, without the authorization of the corporation, deposit any object or material on the common property if it is likely:

- a. to obstruct the movement of vehicular or pedestrian traffic; or
- b. to be hazardous or offensive to other persons using the common property.

10. Traffic and Parking

10.1 A person must not obstruct vehicular or pedestrian traffic on the common property.

10.2 A person must not drive a motor vehicle on the common property except on a road established for use by motor vehicles.

10.3 A person driving a vehicle on the common property road must comply with the rules applicable under the Road Traffic Act 1961 (as amended) to the driving of a motor vehicle on a public road.

10.4 No vehicle is to exceed a speed limit of twenty kilometers per hour within the boundaries of the community parcel.

PART E – PROHIBITION OF DISTURBANCE

11. Disturbance

11.1 The occupier of a lot must not engage in conduct that unreasonably disturbs the occupier of another lot or others who are lawfully on a lot or the common property.

11.2 The occupier of a lot must ensure, as far as practicable, that persons who are brought or allowed onto a lot or the common property by the occupier do not engage in conduct that unreasonably disturbs the occupier of another lot or others who are lawfully on a lot or the common property.

PART F – RESTRICTION ON SHORT-TERM LEASES

12. Restrictions on Short-Term Leases

12.1 The owner of a lot must not, without the authorization of the corporation, lease the lot, or grant a right of occupation in respect of occupation in respect of the lot for valuable consideration, for a period of less than two months.

PART G – GENERAL PROVISIONS

13. Display of Advertisements

13.1 Subject to this By-law, a person must not display an advertisement or sign on the lots or the common property without the approval of the corporation.

13.2 This By-law does not prevent the display of an advertisement or sign associated with the sale of a lot provided any sign used does not exceed 750mm by 1metre in dimension.

14. Offence

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

Maximum Penalty \$500

FOR

9459939



Series No.	Prefix
32	LF

6.11.2002 14:11

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE
COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

BELOW THIS LINE FOR OFFICE USE ONLY

Date	Time
FEES	
R.G.O.	POSTAGE

Lodged by: JD51 AGENT CODE
677

Correction to: JD51 677

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

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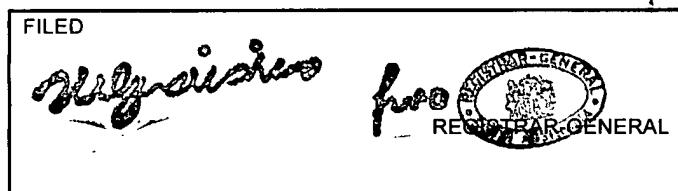
Assessor

PICK-UP NO.	
CP	21489
DEV. NO.	145/CO02/2002/LC

Lands Titl 11:49 08/11/02 169905
REGISTRATION FEE \$90.50

CORRECTION EX08 14.11.02	PASSED
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DELIVERY INSTRUCTIONS (Agent to complete)
PLEASE DELIVER THE FOLLOWING ITEM(S) TO
THE UNDERMENTIONED AGENT(S)



ITEM CT/CL REF.	AGENT CODE

Terms of instrument not
Checked by Land Titles Office

Development No: 145/C002/2002/LC
Development Contract

DEVELOPMENT CONTRACT

COMMUNITY TITLES ACT 1996

DEVELOPMENT APPLICATION NO :

145/C002/2002/LC

145/2364/2002/1A

COMMUNITY PLAN NO: 21489

*LOT 111 EDUCATION ROAD
HAPPY VALLEY SA 5159*

INDEX

- 1. Definitions.**
- 2. Important notice.**
- 3. Identification of Land to be Developed.**
- 4. Scheme Description Obligations.**
- 5. Development Authorisation.**
- 6. Developer's Undertakings.**
- 7. Obligations on Community Lot Owners and Occupiers.**
- 8. Obligations of the Developer with Common Property.**
- 9. Timing of Development Work.**
- 10. Access.**
- 11. Theme and Architectural Design and Standard.**
- 12. Position of the Buildings.**
- 13. Fencing.**
- 14. Landscaping.**
- 15. Services.**

1. Definitions:

In this Development Contract:

- 1.1 *“Act”* means the Community Titles Act 1996.
- 1.2 *“By-Laws”* means the by-laws filed with this development contract.
- 1.3 *“Common Property”* means the common property defined in the plan of community division.
- 1.4 *“Community Parcel”* means the land situated at Lot 111 Education Road Happy Valley 5159 South Australia, being the portion of land identified as lot 111 in the certificate of title register - Volume 5882 Folio 628 (Attachment A).
- 1.5 *“Community Scheme”* in relation to land means the scheme for the division, development and administration of the land set out in the scheme description, plan of community division, by-laws and development contract.
- 1.6 *“Corporation”* means the community corporation established when the plan of community division is deposited by the Registrar General in the Land Titles Registration Office.
- 1.7 *“Council”* means the Corporation of the City of Onkaparinga.
- 1.8 *“Developer”* means the owner of the community parcel immediately prior to deposit of the plan of community division.
- 1.9 *“Development Consent”* means the provisional development plan consent in development application no 145/C002/2002/LC issued by the Corporation of the City of Onkaparinga on 27th May 2002. In conjunction with Planning and Building rules consent in Development Application No.145/2364/2002/1A (Attachments B & C).
- 1.10 *“Plan of Community Division”* means the community plan deposited with this development contract.

1.11 "*Scheme Description*" means the scheme description filed with this development contract.

2. Important Notice:

2.1 This development contract contains details of the community scheme which is proposed to be developed on the community parcel.

Parties are advised that the obligations contained in this development contract may only be varied or terminated in accordance with the provision of sections 50, 69 (8) or 70 (8) of the Act.

2.2 This contract should not be considered in isolation, but in connection with the results of researches and enquiries made in respect of the community scheme concerned. Specific attention is drawn to the scheme description and by-laws which set out the management rules governing this community scheme and which provide details of the rights and obligations of lot owners under this community scheme in the manner in which the community scheme will be developed by the developer.

2.3 Further particulars about details of the scheme are available at:

2.3.1 The council;

2.3.2 The Development Assessment Commission (see planning consent in development application no 145/C002/2002/LC).

2.4 The terms of this development contract are binding on the developer and any subsequent purchaser of the community parcel to develop the community parcel in accordance with the development consent.

3. Identification of Land to be Developed:

3.1 The land to be developed in accordance with this development contract is the whole of the community parcel (Attachment A).

4. Scheme Description Obligations:

4.1 As a result of the deposit of the plan of community development the community parcel will be divided into eight separate community lots and common property. In respect of each community lot the owner or owners for the time being of such lot will be obliged to develop that lot in accordance with the scheme description in so far as it relates to that lot and in accordance with the development consent. The developer will be obliged to develop the common property in accordance with the scheme description and the development consent.

5. Development Authorisation:

5.1 Development authorisation under the Development Act 1993 has been approved for a residential development in accordance with a planning consent in development application No 145/C002/2002/LC issued by the City of Onkaparinga.

6. Developer's Undertakings:

6.1 The developer undertakes to the owners and occupiers from time to time of the community lots and to the corporation that in carrying out the proposed development it will interfere as little as is reasonably practical with the use and enjoyment by the owners and occupiers of the community lots and the common property.

6.2 The developer undertakes to the owners and the occupiers from time to time of the community lots and the corporation that they will pay the cost of repairing any damage caused by the developer to a community lot or to the community property or to any building or other property on any community lot or the common property.

7. Obligations on Community Lot Owners and Occupiers:

7.1 The owners from time to time of each lot undertake to the other owners and occupiers from time to time of the community lots and the corporation that in carrying out the proposed development on their lot, he/she/they will interfere as little as is reasonably practical with the use and enjoyment by the owners and occupiers of the community lots and the common property.

7.2 The owner from time to time of each community lot shall cause to be constructed on the owners lot the dwelling approved in the Development consent, and must suffer or permit a dwelling to be constructed on each other community lot in accordance with the scheme description and the development consent, such construction to be completed by 28th February 2003. The several owners of the community lots must undertake their obligations under this development contract in a way which permits and facilitates the construction of all the dwellings simultaneously by a single builder – being the developer.

7.3 The owner from time to time of each community lot shall cause to be undertaken on the owners lot the necessary landscaping and paving for establishment of each lot, and must suffer or permit such works to be completed on each other community lot in accordance with the scheme description and the development consent, such work to be completed by 28th February 2003. The several owners of the community lots must undertake their obligations under this development contract in a way which permits and facilitates the above works by a single facilitator – being the developer.

7.4 The complete development of each lot must be carried out by the initial purchaser of the lot and the lot can not be on sold.

7.5 Should there at any time be a failure in the capacity of the owner to give effect to clauses 7.1, 7.2, 7.3 and 7.4, at that time the land shall be returned to the developer at consideration equal to the initial purchase price net of subsidiary costs and less re-purchase costs.

8. Obligations of the Developer with Common Property:

8.1 The developer must cause to be developed on the common property a bitumen driveway in accordance with the development consent, such development to be completed by 28th February 2003.

9. Timing of Development Work:

9.1 Building works may be carried out between the hours of 7:30am and 6:00pm on any day.

10. Access:

10.1 In performing the obligations of this contract, the developer or the owner of each community lot (personally and by their agents, employees or contractors) may take access by any means over the common property and may occupy and have access to any part of the community parcel which is reasonably necessary to perform any obligations under this contract.

11. Theme and Architectural Design and Standard:

11.1 The developer shall ensure that buildings and other improvements on the property shall be constructed to a good quality standard.

12. Position of the Buildings:

12.1 The position of the buildings which must be developed pursuant to this development contract are as set out in attachment 'B' hereto.

13. Fencing:

13.1 Boundary fences between each lot shall be provided and installed by the developer.

14. Landscaping:

14.1 The owner from time to time of each community lot shall cause to be undertaken on the owners lot the necessary landscaping and paving for establishment of each lot, and must suffer or permit such works to be completed on each other community lot in accordance with the scheme description and the development consent, such work to be completed by 28th February 2003. The several owners of the community lots must undertake their obligations under this development contract in a way which permits and facilitates the above works by a single facilitator - being the developer.

15. Services:

15.1 Electricity, Telephone and Gas:

15.1.1 Electricity wiring, telephone wiring and gas pipes are to be provided and installed by the developer so that each community lot can be connected to electricity, telephone and gas.

15.1.2 The electricity wiring, telephone wiring and gas pipes are to be installed underground to each community lot.

15.1.3 Lighting shall be provided and installed by the developer along the driveway on common property in accordance with development consent requirements.

15.2 Water, Sewage and Storm water:

15.2.1 The developer shall provide and install water and sewage services connected to South Australia's water and sewage system.

15.2.2 Water, sewage and storm water services will be constructed by the developer underground, as required by the developer's engineers, and as approved by the council.

Developer

SIGNED:



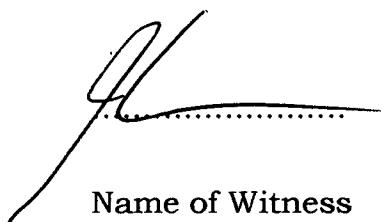
Thomas S Morgan



Sabrina Morgan

DATED: the 30th day of October 2002

WITNESSED:



Name of Witness

John Desmond Shelter

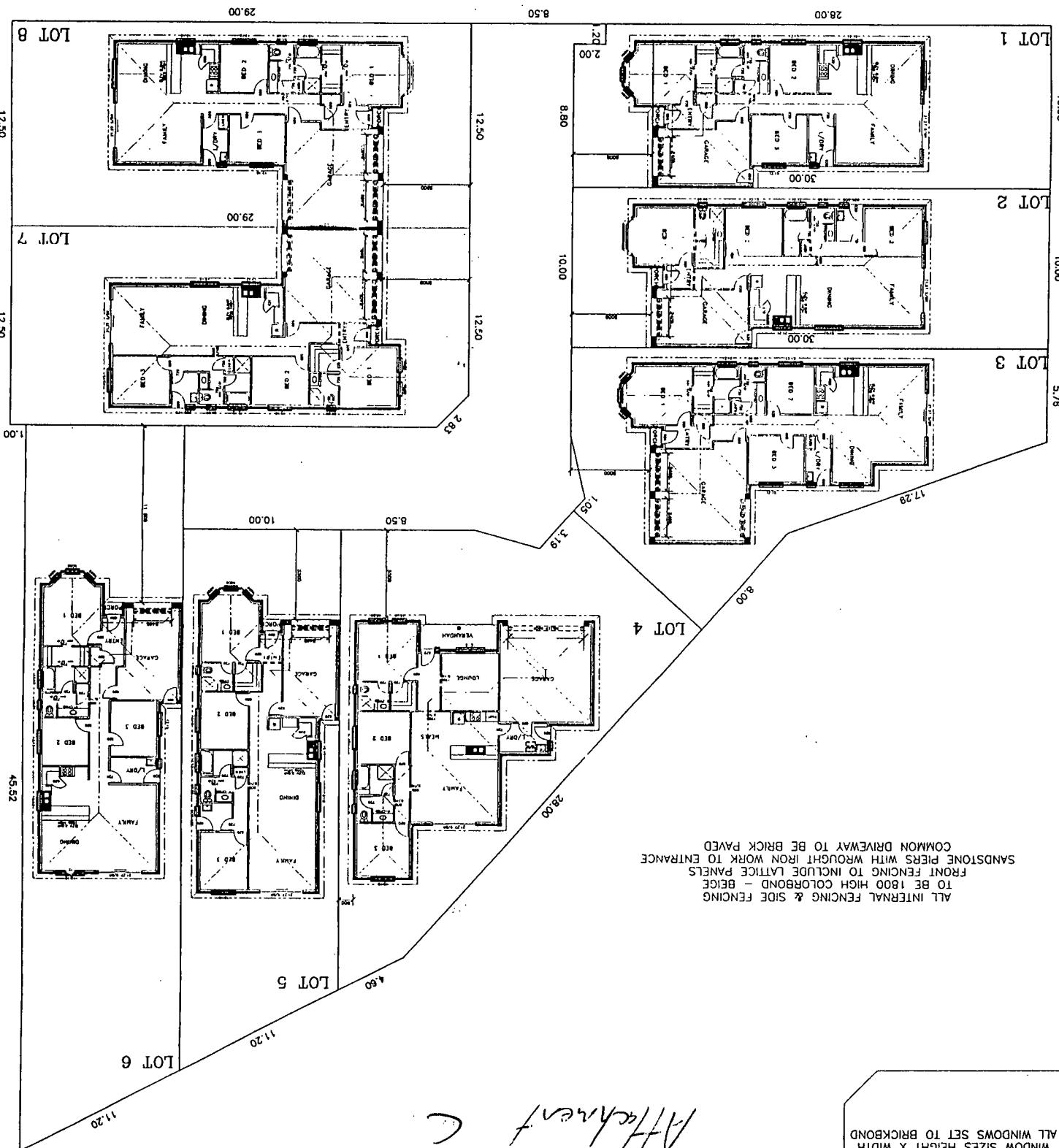
Address of Witness

11 Manning Rd Aberfoyle Park 5155

Phone no 83586066

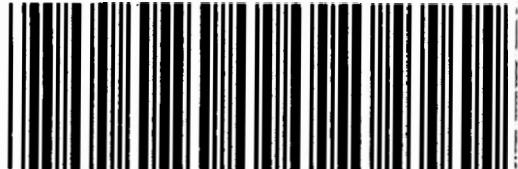
SITE PLAN 1:250

EDUCATION ROAD



Affiliate C

945.9938



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Series No.	Prefix
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BELOW THIS LINE FOR OFFICE USE ONLY

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LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE
COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

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Correction to: *JD51*

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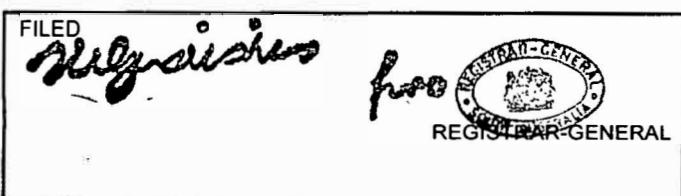
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Assessor

PICK-UP NO.	
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DEV. NO.	<i>V S- / C.O 2. / o 1 / L <-</i>

Lodged Title 11:48 08.11.02 filed by
REGISTRATION FEE \$10.00

CORRECTION	◆ . > ◆ ◆ t l ◆ -	PASSED
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DELIVERY INSTRUCTIONS (Agent to complete)
PLEASE DELIVER THE FOLLOWING ITEM(S) TO
THE UNDERMENTIONED AGENT(S)

ITEM CT/CL REF.	AGENT CODE

**ENDORSEMENT BY THE RELEVANT AUTHORITY PURSUANT TO
REGULATION 45A OF THE DEVELOPMENT REGULATIONS 1993**

All the consents required under the Development Act 1993 in relation to the division of the land (and a change in the use of the land, if any) in accordance with this scheme description and the relevant plan of community division under the Community Titles Act 1996 have been granted.

This endorsement does not limit a relevant authority's right to refuse, or to place conditions on, development authorisation under the Development Act 1993 in relation to any other development envisaged by this scheme description.

The City of Onkaparinga as the relevant authority endorses the within scheme description.

THE CITY OF ONKAPARINGA

Per:

Signature of Authorised Officer:

.....TERRY MICHAEL SUTCLIFFE.....

Name of Authorised Officer:

.....10 MAY 2002.....

Date of Consent:

.....

SCHEME DESCRIPTION

COMMUNITY TITLES ACT 1996

COMMUNITY PLAN NO:

21489

LOT 111 EDUCATION ROAD

HAPPY VALLEY SA 5159

INDEX

- 1. Identification of the Community Parcel, Lots and Common Property.**
- 2. Purposes for which the Lots and Common Property may be used.**
- 3. Standard of Buildings and other improvements.**
- 4. Staging.**
- 5. Improvements to the Common Property.**
- 6. Lot Development.**
- 7. Development Act conditions.**
- 8. Definitions and Interpretations.**

COMMUNITY TITLES ACT 1996
COMMUNITY PLAN NO:
21489

SCHEME DESCRIPTION

LOT 111 EDUCATION ROAD
HAPPY VALLEY SA 5159

1. Identification of the Community Parcel, Lots and Common Property.

- 1.1 The community parcel and the lots and common property into which the parcel is to be divided are identified as being part of the parcel of land described in Certificate of Title Volume 5467 Folio 423, located at Lot 1 Education Road Happy Valley 5159. Specifically, Lot 111 as defined in Development Application No. 145/D002/2002/LD and as shown in *Attachment A*
- 1.2 The land comprises a vacant site which is to be divided by community plan pursuant to the Community Titles Act 1996, into eight community lots and common property as set out in the plan of community division with which this Scheme Description is filed (Development Application No. 145/D002/2002/LC) *Attachment B*.
- 1.3 The community plan is part of a residential land and building development in which the Developer may, but is not obliged to, develop the community lots by the construction of dwellings upon those lots. Alternatively, with the written consent of the Developer, each community lot may be developed separately by the purchaser of that lot.

2. Purposes for which the lots and common property may be used

- 2.1 The community lots may only be used for residential purposes.

- 2.2 Only one dwelling may be erected on a community lot.
- 2.3 The common property will be used as a driveway to the community lots and for the accommodation of the service infrastructure for the community lots.
- 2.4 Single storey dwellings only, shall be constructed on all Lots.
- 2.5 Dwellings to be constructed as per Development Application 145/2364/2002/1A (Attachment C).

3. Standard of buildings and other improvements

- 3.1 The Developer shall ensure that buildings and other improvements on the property shall be constructed to a good quality standard and include the following minimum standards:
 - 3.1.1 concrete footings and slab;
 - 3.1.2 external walls of brick or stone and interior plasterboard walls on a timber frame in the case of the main dwelling and colorbond in the case of outbuildings;
 - 3.1.3 concrete tiled or colorbond roof;
 - 3.1.4 paved or bitumen common driveway and brick paved driveways on the community lots;
 - 3.1.5 colorbond or brush fencing;
 - 3.1.6 established lawns and planter beds, up to the common property;
 - 3.1.7 installation of electricity lines, gas lines, telephone lines, water lines and sewer lines in accordance with relevant statutory obligations, and;
 - 3.1.8 stormwater discharge in accordance with Council requirements.
- 3.2 The Developer shall ensure that each community lot shall have a minimum of two car parking spaces to accommodate both personal and visitor car parking and which shall be designed to have minimal impact on the amenity of the development namely:

- 3.2.1 the car parking area cannot encompass more than 50% of the total frontage of the community lot;
- 3.2.2 the balance of the frontage of the community lot must be landscaped in a manner and a standard which is consistent with the standards as indicated in 3.1.6.
- 3.3 The Developer, any purchaser and the Community Corporation on both community lots and common property will be required to design and construct the following things in a manner and a standard which is consistent with the standards as indicated in 3.1 namely:
 - 3.3.1 any additional buildings or improvements;
 - 3.3.2 any alterations or additions to existing buildings or improvements;
 - 3.3.3 any replacement of the existing buildings or improvements.

4. Subsequent stages of the plan of community division by secondary division

- 4.1 There are no subsequent stages of the plan of community division. The community plan will be fully developed upon the creation of the community lots and the construction of the buildings and other improvements.

5. The Developer's obligations to improve or develop the common property

- 5.1 The Developer will construct a paved bitumen driveway with associated kerbing on the common property and install service infrastructure in accordance with the development approval of the community division.
- 5.2 The standard of work to be performed and the materials to be used on the common property will be of a good standard or such higher standard as the Developer, in its absolute discretion, may determine.

6. The Developer's obligations to improve or develop the community lots

The developer is under no obligation to develop the community lots apart from providing the service infrastructure to each lot.

7. Development Act Conditions

The following conditions were imposed by the relevant development authority pursuant to the Development Act 1993 when it granted its consent to the community division.

7.1 Statement of Council Requirements:

Storm water requirements, as per Development Approval, conditions one to nine inclusive.

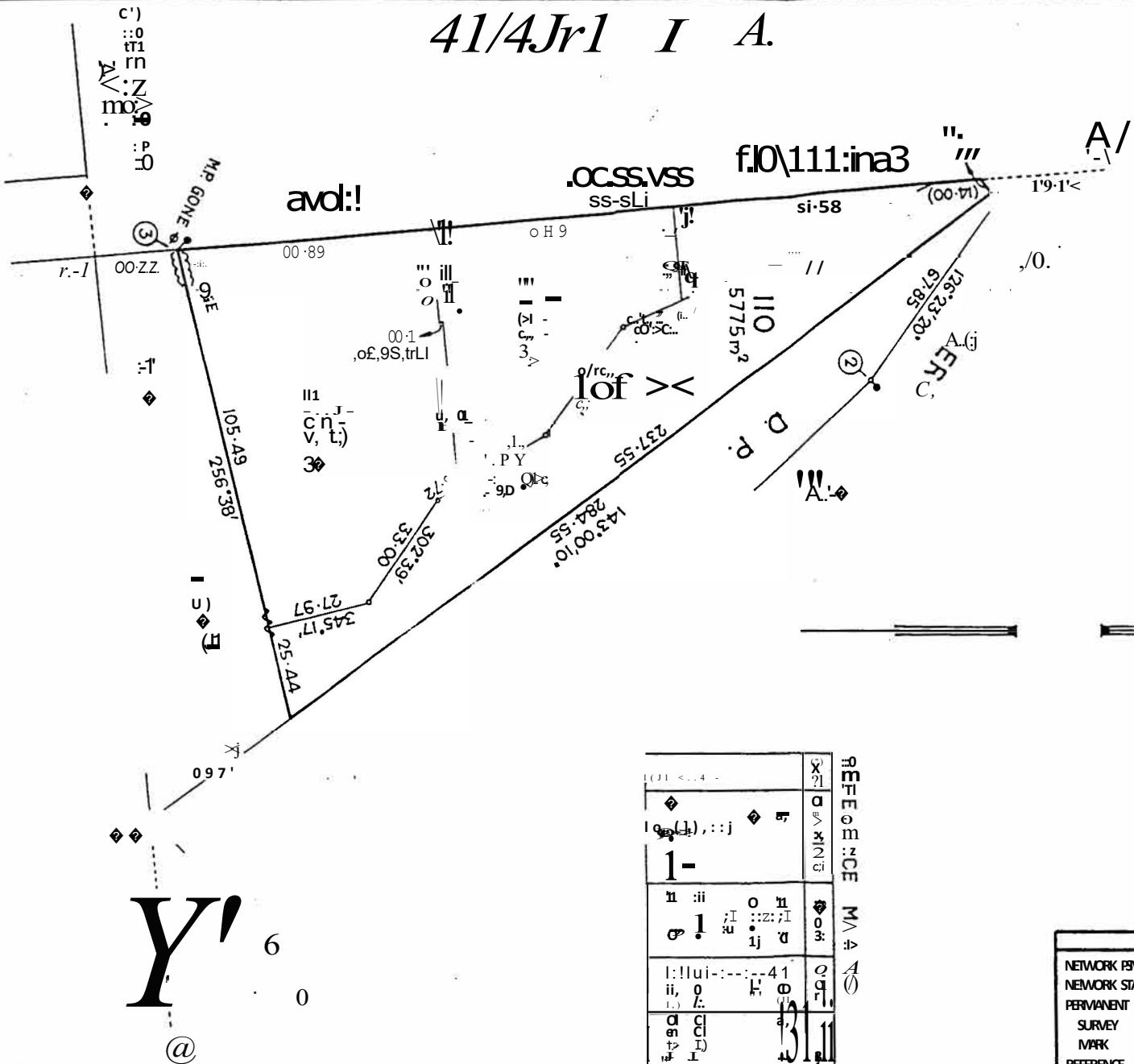
7.2 Statement of Development Assessment Commission Requirements:

Payment requirements, as per Development Approval, conditions one to three inclusive.

8. Definitions and interpretations:

- 8.1 *"developer"* means Thomas S Morgan and Sabrina Morgan;
- 8.2 *"community lots"* has the same meaning as in the Community Titles Act 1996;
- 8.3 *"secondary division"* has the same meaning as in the Community Titles Act 1996;
- 8.4 *"common property"* has the same meaning as in the Community Titles Act 1996;
- 8.5 *"development approval"* means the approval granted under the Development Act 1993;
- 8.6 *"community parcel"* has the same meaning as in the Community Titles Act 1996;
- 8.7 *"secondary plan"* has the same meaning as in the Community Titles Act 1996.
- 8.8 *"service infrastructure"* has the same meaning as in the Community Titles Act 1996.

41/4Jr1 I A.



R-L FELLER
SURVEYING & PLANNING CONSULTANT
6 Lark Court, Flagstaff Hill, 5159
Ph. 82702014, Fax, 82704948

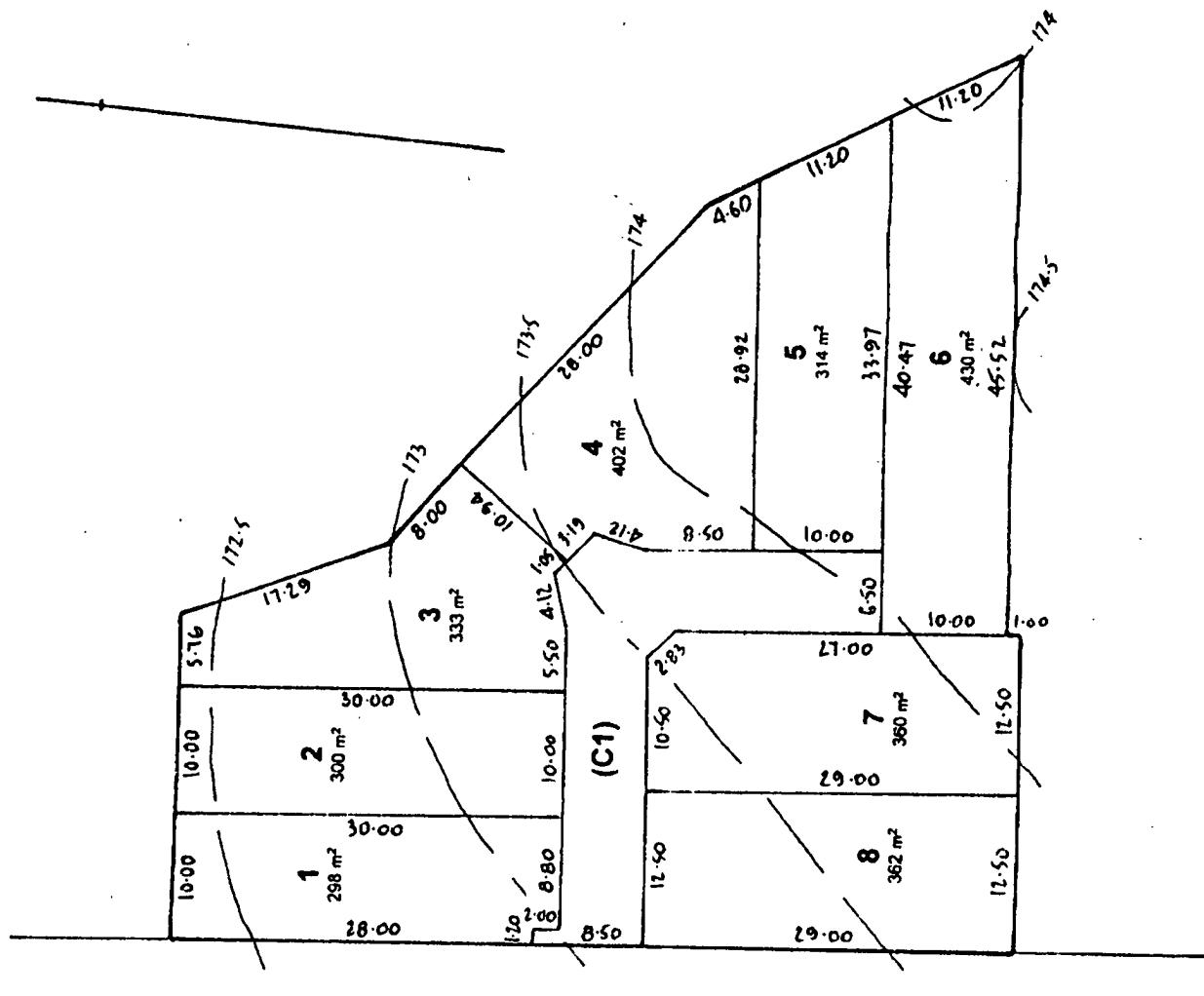
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IRRIGATION AREA		DIVISION	
HUNDRED		NOA RLU NGA	
TARE>		HAPPY VALLEY	
couNC11		CITY OF ONKAPARINGA	
PLAN OF DIVISION			
ALLOTMENT IN FP. 19251			
?T SEC. 517			

Nb occupation unless shown.

**PROPOSED COMMUNITY SCHEME
ALLOTMENT 111
DEVELOPMENT APPLICATION 145/D002/0
HAPPY VALLEY**

SCALE 1:400 metres
CONTOUR DATUM - AHD
CONTOUR INTERVAL - 0.5 metres

THE COMMON PROPERTY IS DESIGNATED (C1)
FOR LAND INFORMATION PURPOSES ONLY AND
DOES NOT PROVIDE A LEGAL IDENTIFIER FOR
THE COMMON PROPERTY



EDUCATION ROAD

raymond feller b.ee. f.s (aus)
surveying and planning consultant
abn: 32 393 140 467
6 leander court, flagstaff hill 5159
phone 8270 2014 fax 8270 4948
email address: fellsury@senet.com.au

BUILDING NOTES

H.T.P.
DRAFTING PTY LTD.928 NORTH EAST ROAD, MODBURY SA
ABN 35 551 803 998 PH: 8396 0483

DATE

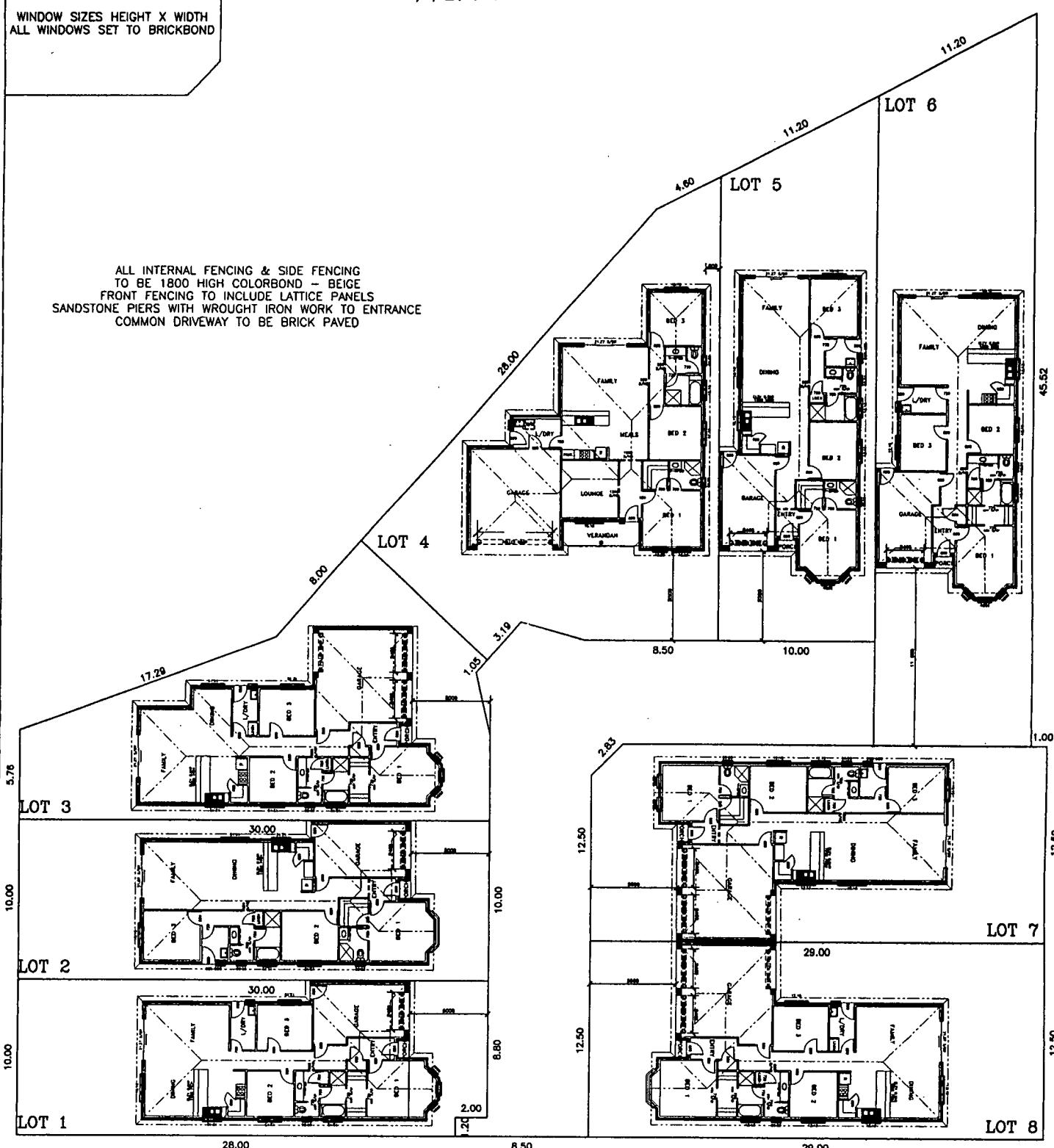
AMENDMENTS

WC DOORS TO HAVE LIFT OFF
HINGES IN ACCORDANCE WITH
SOUTH AUSTRALIAN HOUSING CODE
APENDIX G1

THIS HOUSE TO BE CONSTRUCTED
IN ACCORDANCE WITH THE
HOUSING CODE SOUTH AUSTRALIA

WINDOW SIZES HEIGHT X WIDTH
ALL WINDOWS SET TO BRICKBOND

Attachment C



EDUCATION ROAD

SITE PLAN 1:250

For : PROPOSED DEVELOPMENT
T S MORGAN DEVELOPMENTS
At : Lot 111 EDUCATION ROAD

H.T.P.
DRAFTING PTY LTD.
928 NORTH EAST ROAD, MODBURY SA
ABN 35 551 803 998 PH: 8396 0483

AREA	DRAWN DSR
	DATE 12/6/2001
	SCALE 1:250
	SHEET 3 OF 3