

# Form 1 - Vendor's statement

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

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## Preliminary

### To the purchaser:

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

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

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

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

### Instructions to the vendor for completing this statement:

☐

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

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

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

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

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

Part A - Parties and land

1

Purchaser:

Address:

2

Purchaser's registered agent:

Address:

3

Vendor:

Ian Robert Rowe  
Yoko Rowe

Address:

1/14 Kelsey Street  
  
Kidman Park SA 5025

4

Vendor's registered agent:

Brett Taylor

Address:

74 Brighton Road  
  
Glenelg East SA 5045

5

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

6

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

Certificate of Title - Volume: 6243 Folio: 498  
Unit 1/14 Kelsey Street, Kidman Park SA 5025

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

To the purchaser:

### Right to cool-off (section 5)

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

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

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

#### 2 - Time for service

The cooling-off notice must be served -

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

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

#### 3 - Form of cooling-off notice

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

#### 4 - Methods of service

The cooling-off notice must be -

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

74 Brighton Road, Glenelg East SA 5045

  
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:

brett@magain.com.au

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

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

74 Brighton Road Glenelg East SA 5045

being ☒ the agent's address for service under the *Land Agents Act 1994*

☐ an address nominated by the agent to you for the purpose of service of the notice

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

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

#### 5 - Effect of service

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

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

## Proceeding with the purchase

If you wish to proceed with the purchase -

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

## Part C - Statement with respect to required particulars

(section 7(1))

To the purchaser:

We	Ian Robert Rowe
I/We	Yoko Rowe

of	1/14 Kelsey Street
	Kidman Park SA 5025

being the  in relation to the transaction state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994*.

Date:	09/05/2025 09:58
Signed	<i>J. Rowe</i>

Date:	09/05/2025 12:19
Signed	<i>Y. Rowe</i>

Date:	
Signed	

Date:	
Signed	

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

(section 9)

To the purchaser:

I,	Brett Taylor
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certify  to the inquiries made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm the completeness and accuracy of the particulars set out in the Schedule.

Exceptions:

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Date:	09/05/2025 11:25
Signed:	<i>B. Taylor</i>

- By: ☐ Vendor's agent  
☐ Purchaser's agent  
☒ Person Authorised to act on behalf of Vendor's agent  
☐ Person Authorised to act on behalf of Purchaser's agent



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

**Note -**

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

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

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

# Table of particulars

Column 1

Column 2

Column 3

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

[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1.

Alternatively, the item and any inapplicable heading may be omitted, but not in the case of-

(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and

(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and

(c) the heading "6. Repealed Act conditions" and item 6.1; and

(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2, which must be retained as part of this statement whether applicable or not.]

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

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

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

## 1. General

1.1 Mortgage of land

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

*Is this item applicable?*

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

*Are there attachments?*

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

Certificate of title - Volume: 6243 Folio: 498

Number of mortgage (if registered):

13477902

Name of mortgagee:

Homestart Finance



Yes

Yes

## 1.2 Easement

(whether over the land or annexed to the land)

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

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

**Is this item applicable?**

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

**Are there attachments?**

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

Property Interest Report

Description of land subject to easement:

Portion of the land in Certificate of title - Volume: 6243 Folio: 498

Nature of easement:

Statutory Easement to SA Power Networks (including those related to gas, water and sewage) may exist.

Are you aware of any encroachment on the easement?

No

If YES, give details:

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

If YES, give details:

## 1.3 Restrictive covenant

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

**Is this item applicable?**

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

**Are there attachments?**

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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



No

Yes

<b>14</b> 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.)	<b>Is this item applicable?</b> <b>Will this be discharged or satisfied prior to or at settlement?</b> <b>Are there attachments?</b> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): <div style="border: 1px solid black; height: 20px; width: 100%;"></div>
<b>[Note - Do not omit this item. This item and its heading must be included in the statement even if not applicable.]</b>	Name of parties: <div style="border: 1px solid black; height: 40px; width: 100%;"></div>
	Period of lease, agreement for lease etc: From <div style="border: 1px solid black; width: 150px; height: 15px;"></div> to <div style="border: 1px solid black; width: 150px; height: 15px;"></div> Amount of rent or licence fee: \$ <div style="border: 1px solid black; width: 50px; height: 15px;"></div> per <div style="border: 1px solid black; width: 50px; height: 15px;"></div> (period) Is the lease, agreement for lease etc in writing? <div style="border: 1px solid black; width: 150px; height: 15px;"></div>
	If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify - (a) the Act under which the lease or licence was granted: <div style="border: 1px solid black; height: 30px; width: 100%;"></div>
	(b) the outstanding amounts due (including any interest or penalty): <div style="border: 1px solid black; height: 30px; width: 100%;"></div>

5. Development Act 1993 (repealed)

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

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

Is this item applicable?

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

Are there attachments?

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

Council search, development approval: 252/0791/20, 252/1666/20, 252/1882/17 and State Planning Commission letter

Condition(s) of authorisation:

Development approval: 252/0791/20  
Development description: Construction of two (2) double storey semi-detached dwellings and one (1) double storey detached dwelling  
Date of decision: 14/04/2020  
development approval: 252/1666/20  
Development description: Community Title - 252/C214/20 - Creating three allotments from one  
Date of decision: 4/8/2020  
development approval: 252/1882/17  
Development description: Land division - 252/D255/17 - Creating eleven allotments from nine  
Date of decision: 15/08/2017



No

Yes

5.2	section 50(1) – Requirement to vest land in a council or the Crown to be held as open space	<i>Is this item applicable?</i>	<input type="checkbox"/>
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	<input type="checkbox"/>
		<i>Are there attachments?</i>	<input type="checkbox"/>
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		<input type="text"/>	
		Date requirement given:	
		<input type="text"/>	
		Name of body giving requirement:	
		<input type="text"/>	
		Nature of requirement:	
<input type="text"/>			
Contribution payable (if any):			
\$ <input type="text"/>			
		...	
5.3	section 50(2) – Agreement to vest land in a council or the Crown to be held as open space	<i>Is this item applicable?</i>	<input type="checkbox"/>
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	<input type="checkbox"/>
		<i>Are there attachments?</i>	<input type="checkbox"/>
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		<input type="text"/>	
		Date of agreement:	
		<input type="text"/>	
		Names of parties:	
		<input type="text"/>	
		Terms of agreement:	
<input type="text"/>			
Contribution payable (if any):			
\$ <input type="text"/>			
		...	
5.4	section 55 – Order to remove or perform work	<i>Is this item applicable?</i>	<input type="checkbox"/>
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	<input type="checkbox"/>
		<i>Are there attachments?</i>	<input type="checkbox"/>
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		<input type="text"/>	
		Date of order:	
		<input type="text"/>	
		Terms of order:	
		<input type="text"/>	
		Building work (if any) required to be carried out:	
<input type="text"/>			
Amount payable (if any):			
\$ <input type="text"/>			
		...	

5.5 section 56- Notice to complete development	<i>Is this item applicable?</i>	<input type="checkbox"/>
	<i>Will this be discharged or satisfied prior to or at settlement?</i>	<input type="checkbox"/>
	<i>Are there attachments?</i>	<input type="checkbox"/>
	<i>If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):</i>	
	Date of notice:	
	Requirements of notice:	
	Building work (if any) required to be carried out:	
Amount payable (if any):		
\$	...	

5.6 section 57- Land management agreement	<i>Is this item applicable?</i>	<input type="checkbox"/>
	<i>Will this be discharged or satisfied prior to or at settlement?</i>	<input type="checkbox"/>
	<i>Are there attachments?</i>	<input type="checkbox"/>
	<i>If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):</i>	
	Date of agreement:	
	Names of parties:	
Terms of agreement:		
	...	

5.7 section 60- Notice of intention by building owner	<i>Is this item applicable?</i>	<input type="checkbox"/>
	<i>Will this be discharged or satisfied prior to or at settlement?</i>	<input type="checkbox"/>
	<i>Are there attachments?</i>	<input type="checkbox"/>
	<i>If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):</i>	
	Date of notice:	
	Building work proposed (as stated in the notice):	
	Other building work as required pursuant to the Act:	
	...	

**5.8** section 69 - Emergency order

*Is this item applicable?*

☐

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

☐

*Are there attachments?*

☐

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable (if any):

\$  ...

**5.9** section 71 - Fire safety notice

*Is this item applicable?*

☐

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

☐

*Are there attachments?*

☐

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable (if any):

\$  ...

**5.10** section 84 - Enforcement notice

*Is this item applicable?*

☐

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

☐

*Are there attachments?*

☐

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

Date of notice given:



**5.10** section 84 - Enforcement notice  
(continued)

Name of relevant authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

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

*Is this item applicable?*

☐

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

*Are there attachments?*

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

**5.12** Part 11 Division 2 - Proceedings

*Is this item applicable?*

☐

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

*Are there attachments?*

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

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

## 6. Repealed Act conditions

[illegible]

## 7. Emergency Services Funding Act 1998

<b>7.1</b>	section 16 - Notice to pay levy	<b>Is this item applicable?</b>	<input checked="" type="checkbox"/>
		<b>Will this be discharged or satisfied prior to or at settlement?</b>	<input type="text" value="Yes"/>
		<b>Are there attachments?</b>	<input type="text" value="Yes"/>
		<i>If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):</i>	
		<div>Certificate of Emergency Services Levy payable</div>	
		Date of notice:	
		<div>02-05-2025</div>	
		Amount of levy payable:	
		<div>\$0.05</div>	

19. Land Tax Act 1936

19.1 Notice, order or demand for payment of land tax

Is this item applicable?

☒

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

Are there attachments?

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

Certificate of Land Tax payable

Date of notice, order or demand:

02/05/2025

Amount payable (as stated in the notice):

\$0.00

21. Local Government Act 1999

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

Is this item applicable?

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

Are there attachments?

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

Local Government search - rates page

Date of notice, order etc:

02/05/2025

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

City of Charles Sturt

Land subject thereto:

Certificate of title - Volume: 6243 Folio: 498  
1/14 Kelsey Street, Kidman Park SA 5025

Nature of requirements contained in notice, order etc:

General rates 2024/2025 Financial Year

Time for carrying out requirements:

Refer to the Local Government Rates search

Amount payable (if any):

\$0.00

☒

Yes

Yes

## 29. Planning, Development and Infrastructure Act 2016

29.1 Part 5 - Planning and Design Code

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

**Is this item applicable?**



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

No

**Are there attachments?**

Yes

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

Property Interest Report and Data extract for section 7 search purposes

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

Zones: Housing Diversity Neighbourhood (HDN)  
Subzones: No  
Zoning overlays: See attached Data extract for section 7 search purposes for zoning overlays

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

No

Is the land designated as a local heritage place?

No

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

No

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

Yes

**Note** - For further information about the Planning and Design Code visit [www.code.plan.sa.gov.au](http://www.code.plan.sa.gov.au).

29.2	section 127 - Condition (that continues to apply) of a development authorisation	<i>Is this item applicable?</i>	<input type="checkbox"/>
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	<input type="checkbox"/>
		<i>Are there attachments?</i>	<input type="checkbox"/>
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
<i>[Note - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.]</i>			
Date of authorisation:			
Name of relevant authority that granted authorisation:			
Condition(s) of authorisation:			

29.3	section 139 - Notice of proposed work and notice may require access	<i>Is this item applicable?</i>	<input type="checkbox"/>
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	<input type="checkbox"/>
		<i>Are there attachments?</i>	<input type="checkbox"/>
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
Date of notice:			
Name of person giving notice of proposed work:			
Building work proposed (as stated in the notice):			
Other building work as required pursuant to the Act:			

~~section 140 - Notice requesting access~~

~~Is this item applicable?~~

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

--	--

**Are there attachments?**

--	--

~~If YES, identify the attachment(s)~~

(and, if applicable, the part(s) containing the particulars):


~~Date of notice:~~


~~Name of person requesting access:~~


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


Activity of work to be carried out:


~~section 141- Order to remove  
or perform work~~

~~Is this item applicable?~~

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

--	--

~~Are there attachments?~~

--	--

~~If YES, identify the attachment(s)~~

(and, if applicable, the part(s) containing the particulars):


Date of order:

[illegible]

Terms of order:


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


Amount payable (if any):


29.6	section 142 – Notice to complete development	<b>Is this item applicable?</b>	<input type="checkbox"/>
		<b>Will this be discharged or satisfied prior to or at settlement?</b>	<input type="checkbox"/>
		<b>Are there attachments?</b>	<input type="checkbox"/>
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	
		Date of notice:	
		Requirements of notice:	
		Building work (if any) required to be carried out:	
		Amount payable (if any):	

29.7	section 155 – Emergency order	<b>Is this item applicable?</b>	<input type="checkbox"/>
		<b>Will this be discharged or satisfied prior to or at settlement?</b>	<input type="checkbox"/>
		<b>Are there attachments?</b>	<input type="checkbox"/>
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	
		Date of order:	
		Name of authorised officer who made order:	
		Name of authority that appointed the authorised officer:	
		Nature of order:	
		Amount payable (if any):	



<b>29.8</b>	section 157 – Fire safety notice	<b>Is this item applicable?</b>	<input type="checkbox"/>
		<b>Will this be discharged or satisfied prior to or at settlement?</b>	<input type="checkbox"/>
		<b>Are there attachments?</b>	<input type="checkbox"/>
If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):			
		Date of notice:	
		Name of authority giving notice:	
		Requirements of notice:	
		Building work (if any) required to be carried out:	
		Amount payable (if any):	

<b>29.9</b>	section 192 or 193 – Land management agreement	<b>Is this item applicable?</b>	<input type="checkbox"/>
		<b>Will this be discharged or satisfied prior to or at settlement?</b>	<input type="checkbox"/>
		<b>Are there attachments?</b>	<input type="checkbox"/>
If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):			
		Date of agreement:	
		Names of parties:	
		Terms of agreement:	

<b>29.10</b>	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	Is this item applicable?	<input type="checkbox"/>
		Will this be discharged or satisfied prior to or at settlement?	<input type="checkbox"/>
		Are there attachments?	<input type="checkbox"/>
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	
		Date requirement given:	
		Name of body giving requirement:	
		Nature of requirement:	
		Contribution payable (if any):	

<b>29.11</b>	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	Is this item applicable?	<input type="checkbox"/>
		Will this be discharged or satisfied prior to or at settlement?	<input type="checkbox"/>
		Are there attachments?	<input type="checkbox"/>
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	
		Date of agreement:	
		Names of parties:	
		Terms of agreement:	
		Contribution payable (if any):	

29.12	Part 16 Division 1 - Proceedings	Is this item applicable?	<input type="checkbox"/>
		Will this be discharged or satisfied prior to or at settlement?	<input type="checkbox"/>
		Are there attachments?	<input type="checkbox"/>
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	
		Date of commencement of proceedings:	
		Date of determination or order (if any):	
		Terms of determination or order (if any):	

29.13	section 213 - Enforcement notice	Is this item applicable?	<input type="checkbox"/>
		Will this be discharged or satisfied prior to or at settlement?	<input type="checkbox"/>
		Are there attachments?	<input type="checkbox"/>
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	
		Date notice given:	
		Name of designated authority giving notice:	
		Nature of directions contained in notice:	
		Building work (if any) required to be carried out:	
		Amount payable (if any):	



--	--

--	--

(and, if applicable, the part(s) containing the particulars):








34. Water Industry Act 2012

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

Is this item applicable?

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

Are there attachments?

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

SA Water certificate

Date of notice or order:

05/05/2025

Name or person or body who served notice or order:

South Australian Water Corporation

Amount payable (if any) as specified in the notice or order:

\$237.58

Nature of other requirement made (if any) as specified in the notice or order:

Payment of SA Water Rates and Charges

☒

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

- 1 Name of community corporation: Community Corporation No. 42200 Inc.  
Address of community corporation: 14 Kelsey Street  
Kidman Park SA 5025
- 2 Application must be made in writing to the community corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the community corporation for the documents referred to in 6 unless those documents are obtained from the Lands Titles Registration Office.
- 3 Particulars supplied by the community corporation or known to the vendor:
- (a) particulars of contributions payable in relation to the lot (including details of arrears of contributions related to the lot):  
See attached Section 139 Statement
- (b) particulars of assets and liabilities of the community corporation:  
See attached Section 139 Statement
- (c) particulars of expenditure that the community corporation has incurred, or has resolved to incur, and to which the owner of the lot must contribute, or is likely to be required to contribute:  
See attached Section 139 Statement
- (d) if the lot is a development lot, particulars of the scheme description relating to the development lot and particulars of the obligations of the owner of the development lot under the development contract:  
See attached Community By-Laws
- (e) if the lot is a community lot, particulars of the lot entitlement of the lot:  
See attached Community Plan 42200 (3600/10000)

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

- 4 Documents supplied by the community corporation that are enclosed:
- (a) a copy of the minutes of the general meetings of the community corporation and management committee  
for the 2 years preceding this statement ;  
for the 2 years preceding this statement / since the deposit of the community plan;  
(\*Strike out or omit whichever is the greater period)  
Yes
- (b) a copy of the statement of accounts of the community corporation last prepared;  
Yes
- (c) a copy of current policies of insurance taken out by the community corporation.  
Yes

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

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

- 6 The following documents are enclosed:

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



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



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

Name:

Address:

**Note-**

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

## Particulars of building indemnity insurance

### Note-

Building indemnity insurance is not required for-

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

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

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

South Australian Housing Trust

2 Name of insurer:

QBE Insurance (Australia) Pty Ltd

3 Limitations on the liability of the insurer:

Not supplied

4 Name of builder:

Not supplied

5 Builder's licence number:

R BLD211580

6 Date of issue of insurance:

08/04/2020

7 Description of insured building work:

Construction of two (2) double storey semi-detached dwellings and one (1) double storey detached dwelling

### Exemption from holding insurance:

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

No

If YES, give details:

(a) Date of the exemption:

(b) Name of builder granted the exemption:

(c) Licence number of builder granted the exemption:

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

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





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

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

#### Governance

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

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

#### Use of your property

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

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

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

#### Are you buying a debt?

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

#### Expenses

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

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

#### Guarantee

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

#### Contracts

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

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

#### Buying off the plan

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

#### Mixed use developments—voting rights

You may be buying into a group that is run by several different community corporations. This is common in mixed use developments, for example, where a group of apartments is combined with a hotel or a group of shops. If there is more than one corporation, then you should not expect that all lot owners in the group will have equal voting rights. The corporations may be structured so that, even though there are more apartments than shops in the group, the shop-owners can outvote the apartment owners on some matters. Make enquiries so that you understand how many corporations there are and what voting rights you will have.

#### Further information

The Real Estate Institute of South Australia provides an information service for enquiries about real estate transactions, see [www.reisa.com.au](http://www.reisa.com.au).

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

Information and a booklet about strata and community titles is available from the Legal Services Commission of South Australia at [www.lsc.sa.gov.au](http://www.lsc.sa.gov.au).

You can also seek advice from a legal practitioner.

## ANNEXURES

-

- ☐ There are no documents annexed hereto
- ☒ The following documents are annexed hereto -

Certificate(s) of title to the land  
Check search  
Historical search  
Title and valuation package  
Property Interest Report  
Local Government search  
Data extract for section 7 search purposes  
Building Indemnity Insurance  
State Planning Commission letter  
Community Plan  
Statement pursuant to section 139 of the Community titles Act 1996  
Community By-Laws  
Certificate of Emergency Services Levy payable  
Certificate of Land Tax payable  
SA Water Certificate  
Form R3 – Buyers Information Notice  
Form R7 - Warning Notice

---

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

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

**Dated** (dd/mm/yyyy) :

Signed:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Purchaser(s)

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

*Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17*

## Buyers information notice

### Prescribed notice to be given to purchaser

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services recommends that you check the website: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au).

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

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

### Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property e.g. sheds and fences?
- Does the property have any significant **defects** e.g. **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring**, **gas installation**, **plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorines (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

## Enjoyment

- Does the property have any **stormwater** problems?
- Is the property in a **flood prone** area? Is the property prone to coastal flooding?
- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?
- Are all gutters, downpipes and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any **significant** trees on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

## Value

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

For more information on these matters visit [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

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

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

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

## Warning notice

Financial and investment advice

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

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

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

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

REAL PROPERTY ACT, 1886



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



## Certificate of Title - Volume 6243 Folio 498

**Parent Title(s)** CT 6205/244  
**Creating Dealing(s)** ACT 13358921  
**Title Issued** 15/09/2020 **Edition** 2 **Edition Issued** 11/03/2021

## Estate Type

FEE SIMPLE

## Registered Proprietor

IAN ROBERT ROWE  
YOKO ROWE  
OF UNIT 1 14 KELSEY STREET KIDMAN PARK SA 5025  
AS JOINT TENANTS

## Description of Land

LOT 83 PRIMARY COMMUNITY PLAN 42200  
IN THE AREA NAMED KIDMAN PARK  
HUNDRED OF YATALA

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
13477902	MORTGAGE TO HOMESTART FINANCE

## Notations

**Dealings Affecting Title** NIL

**Priority Notices** NIL

### Notations on Plan

Lodgement Date	Dealing Number	Description	Status
26/08/2020	13358922	BY-LAWS	FILED

**Registrar-General's Notes** NIL

**Administrative Interests** NIL

## Certificate of Title

**Title Reference:** CT 6243/498

**Status:** CURRENT

**Parent Title(s):** CT 6205/244

**Dealing(s) Creating Title:** ACT 13358921

**Title Issued:** 15/09/2020

**Edition:** 2

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
05/03/2021	11/03/2021	13477902	MORTGAGE	REGISTERED	HOMESTART FINANCE
05/03/2021	11/03/2021	13477901	TRANSFER	REGISTERED	IAN ROBERT ROWE, YOKO ROWE

## Certificate of Title

Title Reference: CT 6243/498  
Status: CURRENT  
Edition: 2

## Dealings

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

## Priority Notices

NIL

## Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
26/08/2020	15/09/2020	13358922	BY-LAWS	FILED	C42200

## Registrar-General's Notes

No Registrar-General's Notes exist for this title



## Certificate of Title

**Title Reference** CT 6243/498  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 18751259  
**Address for Notices** UNIT 1, 14 KELSEY ST KIDMAN PARK, SA 5025  
**Area** 167m<sup>2</sup> (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

IAN ROBERT ROWE  
YOKO ROWE  
OF UNIT 1 14 KELSEY STREET KIDMAN PARK SA 5025  
AS JOINT TENANTS

## Description of Land

LOT 83 PRIMARY COMMUNITY PLAN 42200  
IN THE AREA NAMED KIDMAN PARK  
HUNDRED OF YATALA

## Last Sale Details

**Dealing Reference** TRANSFER (T) 13477901  
**Dealing Date** 05/03/2021  
**Sale Price** \$390,000  
**Sale Type** FULL VALUE / CONSIDERATION AND WHOLE OF LAND

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13477902	HOMESTART FINANCE

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
2514572443	CURRENT	Unit 1, 14 KELSEY STREET, KIDMAN PARK, SA 5025

## Notations

### Dealings Affecting Title

NIL

**Notations on Plan**

Lodgement Date	Dealing Number	Descriptions	Status
26/08/2020 11:23	13358922	BY-LAWS	FILED

**Registrar-General's Notes**

NIL

**Administrative Interests**

NIL

**Valuation Record**

<b>Valuation Number</b>	2514572443
<b>Type</b>	Site & Capital Value
<b>Date of Valuation</b>	01/01/2024
<b>Status</b>	CURRENT
<b>Operative From</b>	01/07/2021
<b>Property Location</b>	Unit 1, 14 KELSEY STREET, KIDMAN PARK, SA 5025
<b>Local Government</b>	CHARLES STURT
<b>Owner Names</b>	IAN ROBERT ROWE YOKO ROWE
<b>Owner Number</b>	18751259
<b>Address for Notices</b>	UNIT 1, 14 KELSEY ST KIDMAN PARK, SA 5025
<b>Zone / Subzone</b>	HDN - Housing Diversity Neighbourhood
<b>Water Available</b>	Yes
<b>Sewer Available</b>	Yes
<b>Land Use</b>	1330 - Townhouse - Defined As Home Unit With Both Ground And First Floor Areas
<b>Description</b>	4HCP
<b>Local Government Description</b>	Residential

**Parcels**

Plan/Parcel	Title Reference(s)
C42200 LOT 83	CT 6243/498

**Values**

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$255,000	\$490,000			

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	\$230,000	\$445,000			

## Building Details

Valuation Number	2514572443
Building Style	Two Storey Cottage/Townhouse
Year Built	2020
Building Condition	Very Good
Wall Construction	Rendered
Roof Construction	Colourbond
Equivalent Main Area	97 sqm
Number of Main Rooms	4

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

# Property Interest Report

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

Title Reference	CT 6243/498	Reference No. 2670404
Registered Proprietors	I R & Y*ROWE	Prepared 02/05/2025 11:42
Address of Property	Unit 1, 14 KELSEY STREET, KIDMAN PARK, SA 5025	
Local Govt. Authority	CITY OF CHARLES STURT	
Local Govt. Address	PO BOX 1 WOODVILLE SA 5011	

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](http://www.cbs.sa.gov.au)

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

### 1. General

- |     |  |  |
|-----|--|--|
| 1.1 | Mortgage of land<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>  | Refer to the Certificate of Title  |
| 1.2 | Easement<br>(whether over the land or annexed to the land)<br><br>Note--"Easement" includes rights of way and party wall rights<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>   | Refer to the Certificate of Title  |
| 1.3 | Restrictive covenant<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>  | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence<br>(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.)<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title<br><br>also<br><br>Contact the vendor for these details    |
| 1.5 | Caveat   | Refer to the Certificate of Title  |
| 1.6 | Lien or notice of a lien   | Refer to the Certificate of Title  |

### 2. Aboriginal Heritage Act 1988

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

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

4.1 section 5 - Notice requiring payment

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

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

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

**State Planning Commission in the Department for Housing and Urban Development will respond with details relevant to this item**

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

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

## 6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<b>State Planning Commission in the Department for Housing and Urban Development will respond with details relevant to this item</b>  also  Contact the Local Government Authority for other details that might apply
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## 7. Emergency Services Funding Act 1998

7.1	section 16 - Notice to pay levy	<b>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.</b>  <b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b>
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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
<b>9.</b>	<b><i>Fences Act 1975</i></b>	
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
<b>10.</b>	<b><i>Fire and Emergency Services Act 2005</i></b>	
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
<b>11.</b>	<b><i>Food Act 2001</i></b>	
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
<b>12.</b>	<b><i>Ground Water (Qualco-Sunlands) Control Act 2000</i></b>	
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
<b>13.</b>	<b><i>Heritage Places Act 1993</i></b>	
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
<b>14.</b>	<b><i>Highways Act 1926</i></b>	
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
<b>15.</b>	<b><i>Housing Improvement Act 1940 (repealed)</i></b>	
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
<b>16.</b>	<b><i>Housing Improvement Act 2016</i></b>	

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 | <b>A Land Tax Certificate will be forwarded.</b><br><b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b><br><br><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates</b><br><b><a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|------|---|---|

## **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
<b>25. <i>Native Vegetation Act 1991</i></b>		
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
<b>26. <i>Natural Resources Management Act 2004 (repealed)</i></b>		
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
<b>27. <i>Outback Communities (Administration and Management) Act 2009</i></b>		
27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title

## 28. ***Phylloxera and Grape Industry Act 1995***

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

## 29. ***Planning, Development and Infrastructure Act 2016***

- 29.1 Part 5 - Planning and Design Code  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016*, for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal:  
[https://plan.sa.gov.au/have\\_your\\_say/code-amendments/code\\_amendment\\_register](https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register) or phone PlanSA on 1800 752 664.
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- State Planning Commission in the Department for Housing and Urban Development will respond with details relevant to this item**
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order
- State Planning Commission in the Department for Housing and Urban Development

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

### 30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

31.2 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

### 32. ***South Australian Public Health Act 2011***

- |      |   |   |
|------|---|---|
| 32.1 | section 66 - Direction or requirement to avert spread of disease  | Public Health in DHW has no record of any direction or requirement affecting this title   |
| 32.2 | section 92 - Notice   | Public Health in DHW has no record of any notice affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply    |
| 32.3 | <i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 - Condition (that continues to apply) of an approval | Public Health in DHW has no record of any condition affecting this title<br><br>also<br><br>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 | <b>An SA Water Certificate will be forwarded.<br/>If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950</b><br><br>also<br><br>The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title<br><br>also<br><br>Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.<br><br>also<br><br>Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.<br><br>also<br><br>Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title. |
|------|---|--|

### 35. ***Water Resources Act 1997 (repealed)***

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

### 36. ***Other charges***

- |      |  |  |
|------|--|--|
| 36.1 | Charge of any kind affecting the land (not included in another item) | Refer to the Certificate of Title<br><br>also<br><br>Contact the vendor for these details<br><br>also<br><br>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<br>also<br>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<br>also<br>EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title<br>also<br>Contact the Local Government Authority for information relating to item 6 |
| 10. Particulars relating to <i>Livestock Act, 1997</i>                             | Animal Health in PIRSA has no record of any notice or order affecting this title  |

## Additional Information

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

- |   |  |
|---|--|
| 1. Pipeline Authority of S.A. Easement  | Epic Energy has no record of a Pipeline Authority Easement relating to this title  |
| 2. State Planning Commission refusal  | No recorded State Planning Commission refusal  |
| 3. SA Power Networks  | SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title                      |
| 4. South East Australia Gas Pty Ltd   | SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property  |
| 5. Central Irrigation Trust   | Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title.                         |
| 6. ElectraNet Transmission Services   | ElectraNet has no current record of a high voltage transmission line traversing this property  |
| 7. Outback Communities Authority  | Outback Communities Authority has no record affecting this title   |
| 8. Dog Fence ( <i>Dog Fence Act 1946</i> )                                      | This title falls outside the Dog Fence rateable area. Accordingly, the Dog Fence Board holds no current interest in relation to Dog Fence rates. |
| 9. Pastoral Board ( <i>Pastoral Land Management and Conservation Act 1989</i> ) | The Pastoral Board has no current interest in this title   |
| 10. Heritage Branch DEW ( <i>Heritage Places Act 1993</i> )                     | Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title                               |
| 11. Health Protection Programs – Department for Health and Wellbeing            | Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title.                               |

## Notices

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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](mailto:DEWwaterlicensing@sa.gov.au).





## Local Government Search (Form 1)

Certificate Number:	CERT1468/25
Date:	02 May 2025



Billor Code: 10330  
Ref No: 1821941

South Coast & City Conveyancing  
PO Box 622  
VICTOR HARBOR SA 5211

Property No: 182194  
Assessment No: 2514572443

Owner: Mr I R Rowe & Y Rowe  
Property: 1/14 Kelsey Street KIDMAN PARK SA 5025

Lot/Section/Title Reference: Lot 83 CP 42200 Vol 6243 Fol 498

Ward: Findon

**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 as at the date of this certificate:**

Rates for Financial Year 01/07/24 to 30/06/25	\$1,285.00
Levies for Financial Year 01/07/24 to 30/06/25	
Regional Landscape Levy	\$34.75
Payments/Adjustments for Current Financial Year	(\$1,319.75)
Amount Due & Payable	\$0.00

**Please note:** City of Charles Sturt uses a **differential rating system** with a minimum amount. This is where a different rate in the dollar is used to determine the rates levied based on whether the land is used for residential, commercial, industrial, primary production, vacant or other purposes. Should the land use change within the financial year there may be an adjustment to the differential rate charged for the future financial year and rates levied.

Outstanding rates balance is correct as at the above date. If you are seeking updated rating information more than 30 days from the above date or in a new financial year, a new Section 187 request is required to be lodged.

Chief Executive Officer

Per Authorised Officer:

**Property No:** 182194  
**Property Address:** 1/14 Kelsey Street KIDMAN PARK SA 5025

Prescribed enquiries under section 7 of the Land and Business (Sale and Conveyancing) Act and Regulations.

Prescribed Encumbrances	Other Particulars Required
<b><i>Development Act 1993 (Repealed)</i></b>	
Part 3 – Development Plan	
Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):	
<b>For updated zoning information, refer to Data Extract for Section 7 search purposes below.</b>	
Is the land situated in a designated State Heritage area?	<b>No</b>
Is the land designated as a place of Local Heritage value?	<b>No</b>
<b><i>Development Act 1993 (Repealed)</i></b>	
Section 42 – Condition (that continues to apply) of a development authorisation	<b>Yes</b>

**Application No. 252/0791/20**

**Description Construction of two (2) double storey semi-detached dwellings and one (1) double storey detached dwelling**

**Decision: #APPROVED**

**Issue Date 14/04/2020**

**Private Certifiers Conditions (For Notes, please refer to the Private Certifiers Decision Notification)**

1. The Party wall between dwellings shall extend to the underside of the roof cladding and have all articulation joints, eaves spaces and external wall cavities adequately packed with fire resistant material.  
**NCC-Performance Requirement P2.3.1**
2. A copy of the Certificate(s) of Building (Housing) Indemnity Insurance in relation to domestic building work required under Section 34 of the Building Work Contractors Act, 1995 shall be provided to Council prior to work being commenced on site (unless exempted otherwise) **Development Regulations 2008, Regulation 21**

**Application No. 252/1666/20****Description Community Title – 252/C214/20 – Creating three allotments from one****Decision: #APPROVED****Issue Date 4/08/2020****1. Develop in Accordance with the Approved Plans**

That the proposal shall be developed in accordance with the details and approved plans stamped by Council except where varied by the conditions herein and shall be completed prior to occupation of the proposed development and at all times thereafter needs to be maintained to Council's satisfaction.

**Reason:** To ensure the development proceeds in an orderly manner.

**Conditions required by the State Commission Assessment Panel:**

1. SA Water has no requirements pursuant to the Development Act.  
Existing Water & Sewer Services - Status Quo
2. Payment of \$15522 into the Planning and Development Fund (2 allotment(s) @ \$7761/allotment).

Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure and marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 50 Flinders Street, Adelaide.

3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel (SCAP) for Land Division Certificate purposes.

**Application No. 252/1882/17****Description Land Division – 252/D255/17 – Creating eleven allotments from nine****Decision: #APPROVED****Issue Date 15/08/2017****1. Develop in accordance with the approved plans**

That the proposal shall be developed in accordance with the details and approved plans stamped by Council except where varied by the conditions herein and shall be completed prior to occupation of the proposed development.

**Reason:** To ensure the development proceeds in an orderly manner.

**2. Removal of structures**

That all existing structures on the site be removed from all allotments prior to the issue of the Certificate of Approval.

**Reason:** To ensure the development proceeds in an orderly manner.

### 3. Conditions required by the Development Assessment Commission:

1. The financial requirements of the S A Water Corporation shall be met for the provision of water supply and sewerage services.

The alteration of internal drains to the satisfaction of SA Water is required.

An investigation will be carried out to determine if the connection/s to your development will be costed as standard or non-standard.

On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

2. Payment of \$13660 into the Planning and Development Fund (1 allotment @ \$6830/allotment).

Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.

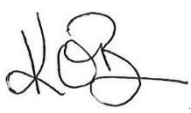
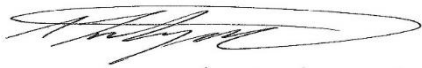
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.





#### Building Indemnity Insurance - Yes

Cert No	Name of Person Insured	Insurer	Building Description	Issue Date	Builder
<b>600064558B WI-477</b>	South Australian Housing Trust	QBE Insurance (Australia) Pty Ltd	Construction of two (2) double storey semi-detached dwellings and one (1) double storey detached dwelling	08/04/2020	R BLD211580
<b>600064558B WI-478</b>	South Australian Housing Trust	QBE Insurance (Australia) Pty Ltd	Construction of two (2) double storey semi-detached dwellings and one (1) double storey detached dwelling	08/04/2020	R BLD211580
<b>600064558B WI-479</b>	South Australian Housing Trust	QBE Insurance (Australia) Pty Ltd	Construction of two (2) double storey semi-detached dwellings and one (1) double storey detached dwelling	08/04/2020	R BLD211580

Further information held by Councils Does the Council hold details of any development approvals relating to – (a) Commercial or industrial activity at the land; or (b) A change in the use of the land or part of the land – within the meaning of the Development Act 1993 (Repealed)?	No
<b>Repealed Act conditions</b>	
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)	No
<b><i>Planning, Development and Infrastructure Act 2016</i></b>	
Part 5 – Planning and Design Code	Refer to the PlanSA Data Extract for Section 7 Search purposes below.
Section 127 – Condition (that continues to apply) of a development authorisation  Copies of Decision Notification Forms can be downloaded from the PlanSA website – <a href="#">Development application register</a>   <a href="#">PlanSA</a>	Refer to the PlanSA Data Extract for Section 7 Search purposes below.
<b><i>Development Act 1993 (Repealed)</i></b>	
Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space	No
Section 50(2) – Agreement to vest land in a council or Crown to be held as open space	No
Section 55 – Order to remove or perform work	No
Section 56 – Notice to complete development	No
Section 57 – Land management agreement	Refer to the PlanSA Data Extract for Section 7 Search purposes below.

Section 69 – Emergency order	<b>No</b>
Section 71 – Fire safety notice	<b>No</b>
Section 84 – Enforcement notice	<b>No</b>
Section 85(6), 85(10) – Enforcement order	<b>No</b>
Section 106 – Enforcement order	<b>No</b>
Part 11 Division 2 – Proceedings	<b>No</b>
<b><i>Planning, Development and Infrastructure Act 2016</i></b>	
Section 141 – Order to remove or perform work	<b>No</b>
Section 142 – Notice to complete development	<b>No</b>
Section 155 – Emergency order	<b>No</b>
Section 157 – Fire safety notice	<b>No</b>
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	<b>No</b>
Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	<b>No</b>
Part 16 – Division 1 – Proceedings	<b>No</b>
Section 213 – Enforcement notice	<b>No</b>
Section 214(6), 214(10) – Applications to Court	<b>No</b>

Section 222 – Enforcement order to rectify breach	No
Confirmed – Planning and Development: 	
<b>Fire and Emergency Services Act 2005</b>	
Section 105F (or Section 56 or 83 (repealed)) – Notice of action required concerning flammable materials on land	No
<b>Local Nuisance and Litter Control Act 2016</b>	
Section 30 – Nuisance or litter abatement notice	No
<b>Local Government Act 1934 and/or Local Government Act 1999</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	No
Confirmed – Community Safety: 	
<b>Food Act 2001</b>	
Section 44 – Improvement notice	No
Section 46 – Prohibition order	No
<b>Public and Environmental Health Act 1987 (repealed)</b>	
Part 3 – Notice	No
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> Part 2 – Condition (that continues to apply) of an approval	No
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked)</i> Regulation 19 – Maintenance order (that has not been complied with)	No

<b>South Australian Public Health Act 2011</b>	
Section 66 – Direction or requirement to avert spread of disease	<b>No</b>
Section 92 – Notice	<b>No</b>
South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval	<b>No</b>
Confirmed – Environmental Health: 	
<b>Local Government Act 1934 (repealed) and/or Local Government Act 1999</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	<b>No</b>
Confirmed – Community Safety: 	
<b>Water Industry Act 2012</b>	
Notice or order under the Act requiring payment of charges or other amounts or making other requirement	<b>No</b>
Confirmed – Alternative Water: 	
<b>Land Acquisitions Act 1969</b>	
Section 10 Notice of intention to acquire	<b>No</b>
Confirmed – Property Management, Planning and Strategy: 	



The information herein is provided pursuant to Council's obligations under Section 7 of the Land and Business (Sales and Conveyancing) Act and Regulations. Only information, which is required to be provided, has been given and that information should not be taken as a representation as to whether or not any charges or encumbrances affect the Subject Land.

## **NOTICES**

Aluminium Composite Panel Cladding (ACP) is defined as flat or profiled aluminium sheet material in composite with any type of material. ACP is an external building cladding material which can create a fire risk if used or installed incorrectly.

Both Vendors and Purchasers should take reasonable steps to determine if ACP has been identified on any buildings on the land, and also the status of any required remediation works related to the presence of ACP on such building.

## **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.

Council takes this opportunity to inform you that pursuant to the Planning Development and Infrastructure Act 2016 (Section 65, Clause 2 of Schedule 6 and Clause 9 (7) of Schedule 8), the Council's Development Plan will be repealed in full and replaced with the Planning and Design Code (Code) at a time on or before 1 July 2020. For further information regarding this change, including the opportunity for comment in relation to the content of the Code, please refer to the SA Planning Portal at <https://www.saplanningportal.sa.gov.au>.

### **Additional Information**

This information is provided as additional information, it is not information that Council is statutorily obliged to provide.

Parts of the City are subject to flooding. This situation may be subject to change over time. Flood plain mapping data is available on Council's website.

## Data Extract for Section 7 search purposes

Valuation ID 2514572443

**Data Extract Date:** 02/05/2025

**Parcel ID:** C42200 FL83

**Certificate Title:** CT6243/498

**Property Address:** UNIT 1 14 KELSEY ST KIDMAN PARK SA 5025

### Zones

Housing Diversity Neighbourhood (HDN)

### Subzones

No

### Zoning overlays

#### Overlays

#### **Airport Building Heights (Regulated) (All structures over 15 metres)**

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

#### **Building Near Airfields**

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

#### **Prescribed Wells Area**

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

#### **Regulated and Significant Tree**

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

#### **Stormwater Management**

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

#### **Urban Tree Canopy**

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

Contact	Planning Services
Email	Dhud.planningservices@sa.gov.au
Phone:	7133 3030

Level 10  
83 Pirie Street  
Adelaide SA 5000

GPO Box 1815  
Adelaide SA 5001

1800 752 664  
saplanningcommission@sa.gov.au

8 May 2025

Mithany Jade Scott-Heath  
PO Box 622  
VICTOR HARBOR SA 5211

Dear Sir/Madam

**Re:           *Land and Business (Sale and Conveyancing) Act 1994 - Section 7 Enquiry***  
**Property at Unit 1, 14 Kelsey Street, Kidman Park**  
**Registered Proprietor(s): I and Y Rowe**

I refer to your enquiry to the Department for Housing and Urban Development (DHUD) concerning the parcel of land comprised in Certificate of Title Volume 6243 Folio 498 and the subsequent Property Interest Report (PIR) issued. (Reference No. 2670404 dated 2/5/25).

The land is the subject of an application for development which was granted approval, subject to certain conditions by the State Commission Assessment Panel pursuant to the *Development Act 1993 (repealed)*. A copy of the Planning Decision Notification is attached (refer item 5.1 of PIR).

There is no record of any condition that continues to apply under either of the repealed Acts referred to in item 6.1 of the PIR.

There is also no record of any condition that continues to apply under the *Planning, Development and Infrastructure Act 2016* (refer item 29.2 of the PIR).

Yours faithfully

**Planning Services Unit**  
on behalf of  
**STATE PLANNING COMMISSION**

**DECISION NOTIFICATION FORM**

**Contact Officer:** Nicholas Giannakodakis  
**Telephone:** 7109 7441  
**KNET Reference:** 2020/07591/01

**Development Number**  
**252/F080/20**

**FOR DEVELOPMENT APPLICATION**

**CG EXEMPTION:** 2 April 2020  
**REGISTERED ON:** 14 April 2020

TO: Mr Patrick Mitchell  
 SA Housing Authority  
 Level 3 NW Riverside Centre  
 North Terrace  
 ADELAIDE SA 5001

EMAIL: [Patrick.Mitchell@sa.gov.au](mailto:Patrick.Mitchell@sa.gov.au)

**LOCATION OF PROPOSED DEVELOPMENT:**

Street No.	Lot No.	Street	Suburb	Plan	Hundred	Title Reference
14	8	Kelsey Street	Kidman Park	D117981	Yatala	CT 6205/244

**NATURE OF PROPOSED DEVELOPMENT:** Construction of two (2) double storey semi-detached dwellings and one (1) double storey detached dwelling

**FROM:** State Commission Assessment Panel

In respect of this proposed development you are informed that:

NATURE OF DECISION	DECISION	DATE OF DECISION	CONDITIONS
Development Plan Consent	<i>Not required*</i>	2 April 2020	N/A
Building Rules Consent	Granted	9 April 2020	2
Development Approval	Granted	14 April 2020	2

*\* Approved by the State Coordinator-General for the purposes of the Renewing our Streets and Suburbs Stimulus Program (ROSASSP), therefore the development does not require Development Plan Consent pursuant to Schedule 1A (13) of the Development Regulations 2008.*

Conditions of approval and advisory notes (where relevant) are outlined on the attached sheet.



Nicholas Giannakodakis  
**Planning Officer**  
**Development Assessment**  
*on behalf of the*  
**STATE COMMISSION ASSESSMENT PANEL**

cc: City of Charles Sturt

## DEVELOPMENT APPLICATION – 252/F080/20

### **CONDITIONS OF CONSENT**

#### **Development Plan Consent**

*Not applicable*

#### **Building Rules Consent**

*Please refer to the Decision Notification Form from the relevant Private Certifier regarding applicable conditions and advisory notes.*

### **ADVISORY NOTES**

- a. Except where minor amendments may be required by other relevant Acts, or by conditions imposed on the building rules consent, the development shall be established in strict accordance with the details and plans submitted under the *Renewing our Streets and Suburbs Stimulus Program* and endorsed on behalf of the Office of the State Coordinator-General.
- b. Pursuant to Regulation 92(2b)(a) of the *Development Regulations 2008*, where any development approved under the *Renewing our Streets and Suburbs Stimulus Program* for compliance with the building rules, one copy of the certified plans must be provided to the local Council.
- c. Any correspondence in relation to this proposal should be forwarded to the State Commission Assessment Panel at Level 5, 50 Flinders Street, Adelaide SA 5000 or via [scapadmin@sa.gov.au](mailto:scapadmin@sa.gov.au)



Nicholas Giannakodakis

**Planning Officer**

**Development Assessment**

*on behalf of the*

**STATE COMMISSION ASSESSMENT PANEL**

**DECISION NOTIFICATION FORM**

FOR DEVELOPMENT APPLICATION:

Dated:

Registered On:

Development No: Schedule 1A (13) Exempt –

Quote2020/07591/01

TO:

QATTRO BUILT PTY LTD  
209 FULLARTON ROAD  
EASTWOOD SA 5063

125 Portrush Road  
Evandale  
SA 5069 Australia

Telephone  
(08) 8362 6899

Mobile  
0412 444 262

Email  
admin@carloscinto.com.au

**LOCATION OF PROPOSED DEVELOPMENT:**

14 KELSEY STREET, KIDMAN PARK SA 5011

**NATURE OF PROPOSED DEVELOPMENT:**

THREE TWO STOREY DWELLINGS, CARPORTS (3) AND PORCHES (3)

In respect of this proposed development you are informed that:

Nature of Consent	Consent Granted	Number of Conditions	Not Applicable
Schedule 1A (13) Exempt - Quote 2020/07591/01	02/04/2020		N/A
<b>Building Rules Consent</b>	<b>9/04/2020</b>	<b>2</b>	
Land Division (Torrens/Strata)			
Public Space			
Other			
<b>DEVELOPMENT APPROVAL</b>	<b>Still Required</b>	<b>-</b>	<b>-</b>

Details of the building classification and the approved number of occupants under the Building Code are attached (if applicable).

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

**Work cannot commence unless or until the development is approved under the Act.**

Signed:

- ( ) Council Chief Executive Officer or Delegate  
(X) **Private Certifier**  
(3) Sheets Attached

**Carlo Scinto**

Dated: 9 April, 2020



**BUILDING RULES CONSENT**  
**SECTION 42 OF THE DEVELOPMENT ACT 1993**

**Building work:** THREE TWO STOREY DWELLINGS, CARPORTS (3)  
AND PORCHES (3)  
**Site address:** 14 Kelsey Street, Kidman Park SA 5011  
**Applicant:** Qattro Built Pty Ltd  
**Owner:** SA Housing Authority  
**Classification:** 1a and 10a

125 Portrush Road  
Evandale  
SA 5069 Australia

Telephone  
(08) 8362 6899

Mobile  
0412 444 262

Email  
admin@carloscinto.com.au

**Development No:** Schedule 1A (13) Exempt - Quote 2020/07591/01

## Conditions of Consent

1. The Party wall between dwellings shall extend to the underside of the roof cladding and have all articulation joints, eaves spaces and external wall cavities adequately packed with fire resistant material.

**NCC-Performance Requirement P2.3.1**

2. A copy of the Certificate(s) of Building (Housing) Indemnity Insurance in relation to domestic building work required under Section 34 of the Building Work Contractors Act, 1995 shall be provided to Council prior to work being commenced on site (unless exempted otherwise)

**Development Regulations 2008, Regulation 21**

## Notes

"The Truss Manufacturer has designed the trusses in this building using the Plasterboard Ceiling as a bottom chord restraint for the Trusses. Where a penetration is required in the ceiling for down lights, air conditioners or other such penetration, guidance must be sought from the Truss Manufacturer, as to the amount & placement of the penetration".

"The Truss Manufacturer in designing the trusses in this building has made no allowance for Air conditioners, Solar Panels, Hot Water Units or other such loads. Guidance must be sought from the Truss Manufacturer where such loads are contemplated".

The roof trusses for the sheet roof shall be erected, installed and braced in accordance with AS4440 and the manufacturer's specification.

The distribution of articulation joints to the proposed masonry shall be in accordance with the Engineers documentation, Job Number 28984-A, Dated 31/03/2020.

A person proposing to undertake or undertaking building work on land (or who is in charge of such work) must give Council notice at stages prescribed in Regulation 74.

As the building owner proposes to carry out work of a prescribed nature in accordance with the building regulations, that is work which affects the stability of other land or premises, the building owner, must, at least 28 days before the building work is commenced cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work, as required by Section 60.



All timbers exposed to the weather or in contact with the ground shall be durability class 1 or 2 (AS1720) or shall be adequately treated with preservative (AS1604). All nails used for framing anchor and straps shall be corrosion protected. Nails used in joints that are continuously damp or exposed to the weather shall be hot-dip galvanized, stainless steel or monel metal.

The roof trusses for the sheet roof shall:

- be a proprietary product designed using certified software and manufactured by a licensed manufacturer to the provision of AS1720.1 and AS1649,
- have the top and bottom chords and webs restrained in accordance with the requirements of the truss design parameters
- where battens terminate at a truss (ie gable truss, hip truss, etc) the battens shall either continue past the face of the truss by at least 75mm or the truss shall be provided with blocking, spacers or equivalent
- where bottom chord and web restrains are joined they shall be overlapped at the truss (with the ends continuing past the face of the truss by at least 75mm)
- be provided with top and bottom chord bracing in accordance with AS4440 and the manufacturer's specification,
- be stored, erected and installed in accordance with AS4440 and the manufacturer's specification.

Structural timbers members that are not protected from weather must be of a suitable durability class or preservative treated to hazard level H3 in accordance with AS1604.

The assessment of the timber framing has been based on the understanding that the timber to be used for all structural elements has a minimum joint strength group of J4 or JD4.

This application has been assessed on the understanding that the internal stairway is to be strictly in accordance with standard details from Top Stairs Pty Ltd .

The head height in all stairways shall be a minimum of 2.0 metres measured vertically above the nosing line.

All glazing shall be in accordance with AS 1288 & AS 2047, including safety glass for full height windows, glazed doors, side panels and windows located over or adjacent to a bath/shower.

A person must not occupy a Class 1a building under the Building Code before a notice of completion of building work is given. The relevant person (a licensed builder or if no such builder exists, a registered building work supervisor or a private certifier) must provide a written statement to the relevant authority in accordance with the requirements of regulation 83AB. This statement must declare that the building work carried out on the building is in accordance with the relevant approval (disregarding any variations of a minor nature which has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the written consent of the relevant authority).

The face of the external boundary wall shall be on the boundary with no portion of the structure or the attachments to the structure to extend over that boundary.

The onus of proof of the boundary line shall rest with the building owner. This could necessitate a survey being carried out by a licensed surveyor. The building owner will require the neighbour's approval to enter their land to carry out any work.

All steelwork and timber fixings subject to exposure (including wall ties, metal tie downs and bracing and steel lintels) must be protected against corrosion attack in accordance with AS 1214, AS1397, AS1650 and AS3700 as appropriate ).

The discharge of storm-water along council land requires the consent of the council prior to the commencement of site-works (seek advice from Council's Engineering Department).

All roof & surface storm-water must be disposed of in a way that will not cause damage to the building and not cause damage or nuisance to any other property of building.

The roof & surface storm-water drainage system must be constructed in accordance with AS/NZS 3500.3: Part 3 – Storm-water drainage, or AS/NZS 3500.5 Domestic installations, Section 5 – Storm-water drainage. Provision also shall be made for overflow of all gutters in accordance with the requirement of the BCA.

The box gutter, rain-head and overflow shall be constructed in accordance with AS/NZS 3500.3.2 – Storm-water drainage. The hydraulic capacity of the overflow device shall be not less than the design flow of the associated gutter outlet.

The proposed building(s) must be protected against attack by subterranean termites in accordance with AS3660.1. The owner must be aware that a durable notice must be permanently fixed to the building in a prominent location, such as a metre box or the like, indicating (i) The method of termite risk management, and (ii) The date of installation of the system, and (iii) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label, and (iv) The installer's or manufacturer's recommendations for the scope and the frequency of future inspections for termite activity.

Building work adjacent to a property boundary and / or existing structure is proposed and this may compromise the effectiveness of the termite barrier. Documentation on the limitations of the termite barrier installed in this regard should be provided to the building owner.

Heating appliances must be installed in accordance with Part 3.7.3 of the BCA.

**IMPORTANT:** This consent does not imply compliance with the Electricity Act, 1996 as amended (building within prescribed distances of adjacent power lines), the Gas Act 1997, the Environment Protection Act 1993, the Waterworks Act, the Telecommunications Act, the Occupational Health, Safety & Welfare Act, the (State) Equal Opportunity Act, 1984, or with the Commonwealth Disability Discrimination Act, 1993 as amended or with any of the regulations under those Acts. It is the responsibility of the owner and the person erecting the building to ensure compliance with same.

Carlo Scinto & Associates Pty Ltd  
Private Certifier



.....  
**Carlo Scinto**  
Dated: 9 April, 2020

# STATEMENT PURSUANT TO SECTION 139 OF THE *COMMUNITY TITLES ACT 1996*

This statement is issued on: **5 May 2025** for the following:

**Community Corporation No. 42200 Inc.**  
**Lot 1, 14 Kelsey Street, Kidman Park SA, 5025.**

This statement has been issued for:

**Name: South Coast & City Conveyancing**  
**at Address: admin@southcc.com.au**

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

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

Total amount last determined with respect to the lot

Amount	Period	
\$1,080.00	01 Jan 2025 to 31 Dec 2025	
Number of instalments payable (if contributions payable by instalments)		4
Amount of each instalment, period to which instalment relates and date due		
Amount	Period	Date due
\$270.00	01 Jan 2025 to 31 Mar 2025	01 Jan 2025
\$270.00	01 Apr 2025 to 30 Jun 2025	01 Apr 2025
\$270.00	01 Jul 2025 to 30 Sep 2025	01 Jul 2025
\$270.00	01 Oct 2025 to 31 Dec 2025	01 Oct 2025

Amount owing	<b>\$0.00</b>
Interest due on unpaid levies	\$0.00
Amount in credit for prepaid levies	\$0.00

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

Total amount last determined with respect to the lot

Amount	Period	
\$108.00	01 Jan 2025 to 31 Dec 2025	
Number of instalments payable (if contributions payable by instalments)		4
Amount of each instalment, period to which instalment relates and date due		
Amount	Period	Date due
\$27.00	01 Jan 2025 to 31 Mar 2025	01 Jan 2025
\$27.00	01 Apr 2025 to 30 Jun 2025	01 Apr 2025
\$27.00	01 Jul 2025 to 30 Sep 2025	01 Jul 2025
\$27.00	01 Oct 2025 to 31 Dec 2025	01 Oct 2025

Amount owing	<b>\$0.00</b>
Interest due on unpaid levies	\$0.00
Amount in credit for prepaid levies	\$0.00

## 3. Special contributions

None

#### 4. Particulars of Assets and Liabilities of the Corporation

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

#### 5. Particulars of any Expenditure

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

#### 6. Insurance policies

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

Policy No. SOAI23000021 Allianz Australia Insurance Limited

Type: Community Broker: Coverforce  
International Towers Sydney, Level 26 Tower One,  
Barangaroo NSW 2000

Premium: \$854.40 Paid on: 01/03/2025 Policy start date: 03/03/2025 Next due: 03/03/2026

Cover	Sum insured	Excess
Common Property	\$100,000.00	\$300.00
Public Liability	\$20,000,000.00	\$0.00
Office Bearers Liability	\$500,000.00	\$0.00
Fidelity Guarantee	\$100,000.00	\$0.00
Legal Defence	\$50,000.00	\$1,000.00

#### 7. Documents Supplied

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

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

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

---

This Statement was prepared on behalf of Community Corporation No. 42200 Inc. by

Signed:   
Francesca Nuzzo  
Strata Management SA

225 Fullarton Road  
Eastwood SA 5063

Conveyancers – please note that water usage invoices on this property are paid by Owners directly to SA Water for individual water meters.  
**Please also advise of changes in ownership immediately upon settlement to Strata Management SA at [contact@stratamanagementsa.com.au](mailto:contact@stratamanagementsa.com.au).**



## Balance Sheet As at 05/05/2025

Community Corporation No. 42200 Inc.

14 Kelsey Street, Kidman Park SA 5025

### Current period

#### Owners' funds

##### Administrative Fund

Operating Surplus/Deficit--Admin	(1.26)
Owners Equity--Admin	472.58
	<u>471.32</u>

##### Sinking Fund

Operating Surplus/Deficit--Sinking	225.27
Owners Equity--Sinking	900.39
	<u>1,125.66</u>

##### Net owners' funds

\$1,596.98

#### Represented by:

##### Assets

##### Administrative Fund

Cash at Bank--Admin	471.32
	<u>471.32</u>

##### Sinking Fund

Cash at Bank--Sinking	1,125.66
	<u>1,125.66</u>

##### Total assets

1,596.98

#### Less liabilities

##### Administrative Fund

0.00

##### Sinking Fund

0.00

##### Total liabilities

0.00

##### Net assets

\$1,596.98





## Notice of Levies Due in July 2025

Strata Management SA  
ABN 49 500 350 629  
225 Fullarton Road  
Eastwood SA 5063  
(08) 7081 0375

Issued 05/05/2025 on behalf of:

Community Corporation No. 42200 Inc.  
ABN 33537563326  
14 Kelsey Street  
Kidman Park SA 5025

I & Y Rowe  
2/14 Kelsey Street  
Kidman Park SA 5025

for Lot 83 Unit 1  
Ian & Yoko Rowe

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Sinking Fund	
01/07/2025	Quarterly Admin/Sinking Levy 01/07/2025 - 30/09/2025	270.00	27.00	297.00
	Total levies due in month	270.00	27.00	297.00

Total of this levy notice	297.00
Levies in arrears	0.00
Interest on levies in arrears	0.00
Outstanding owner invoices	0.00
Subtotal of amount due	297.00
Prepaid	0.00
<b>Total amount due</b>	<b>\$297.00</b>

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.  
Cheques should be made payable to 'Community Corporation No. 42200 Inc.'

**Levy Payment due 01/07/2025**



**DEFT**  
PAYMENT SYSTEMS

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

I & Y Rowe

Community Corporation 42200  
Lot 83 Unit 1



Pay over the Internet from your Bank account. Register at [www.deft.com.au](http://www.deft.com.au)

Credit card payments can be made over the internet. Log onto [www.deft.com.au](http://www.deft.com.au) and follow the instructions. A surcharge will be applicable if you use this option



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

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

**Strata Management SA**

**DEFT Reference Number**

24884975453467

**Amount Due**

\$297.00

**Due Date**

01/07/2025

**Amount Paid**

\$



\*496 248849754 53467

# MINUTES OF THE ANNUAL GENERAL MEETING

COMMUNITY CORPORATION NO. 42200 INC.

14 Kelsey Street, Kidman Park SA 5025

The Annual General Meeting of the Corporation took place on:

**DATE:** 15/10/2024  
**TIME:** 11:00 AM  
**VENUE:** 225 Fullarton Road, Eastwood

## PRESENT:

Lot #	Unit #	Attendance	Representative
81	3	Yes	Jessica Gibson
82	2	Yes	Tarnie Webber via proxy to Strata Management SA Francesca Nuzzo of Strata Management SA

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

Minutes of the meeting:

## 1 QUORUM

The body corporate manager advised that a quorum was present and the meeting commenced at 11.01am.

Number of lots with contributions not paid who are not entitled to attend and vote at this meeting in line with Section 83(4) of the *Community Titles Act 1996*: 1

## 2 MINUTES

Resolved that the minutes of the last general meeting of the owners corporation on 3/10/2023 be confirmed as a true record of the proceedings of that meeting.

## 3 FINANCIAL STATEMENTS

Resolved that the statement of income and expenditure for the period ended 31/08/2024 be accepted as a true and accurate statement of the Corporation's financial position.

## 4 INSURANCE

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

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

Policy No. SOAI23000021 with Allianz Australia Insurance Limited Type: Community through Broker: Coverforce  
Next due: 3/03/2025

Cover	Sum Insured	Excess
Common Property	\$100,000.00	\$300.00
Public Liability	\$20,000,000.00	
Office Bearers Liability	\$500,000.00	
Fidelity Guarantee	\$100,000.00	
Legal Defence	\$50,000.00	\$1,000.00

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

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

## 5 MAINTENANCE

That the following maintenance items be considered

### Grounds Maintenance

It was resolved to continue with the existing arrangements with Owners maintaining the common areas and Jess from Unit 3 maintaining the garden beds.

### Current Maintenance

nil

### Projected maintenance



**6 GENERAL BUSINESS**  
Nil

**OVERDUE LEVIES**

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

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

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

**7 BUDGET**

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

**8 CONTRIBUTIONS**

It was resolved

(a) That contributions to the administrative fund are estimated in accordance with Section 114 (1) of the Community Titles Act 1996 and determined in accordance with Section 114 (2) of the Community Titles Act 1996 at \$3,000.00; and

(b) That contributions to the sinking fund are estimated in accordance with Section 116 (1) of the Community Titles Act 1996 and determined in accordance with Section 114 (2) of the Community Titles Act 1996 at \$300.00; and

(c) That both contributions be paid in equal quarterly instalments, the first such instalment being due on 1/01/2025 and subsequent instalments being due on the first days of 1/04/2025, 1/07/2025, 1/10/2025.

**9 OFFICE BEARERS**

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

Presiding Officer	Jessica Gibson (Lot 81)
Secretary	Jessica Gibson (Lot 81)
Treasurer	Jessica Gibson (Lot 81)

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

**10 APPOINTMENT OF BODY CORPORATE MANAGEMENT**

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

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

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

**11 NEXT MEETING**

The next Annual General Meeting is to be tentatively scheduled for October 2025 at 11am in the Offices of Strata Management SA.

**CLOSURE:** There being no further business, the chairperson declared the meeting closed at .



## Approved Budget to apply from 01/09/2024

Community Corporation No. 42200 Inc.

14 Kelsey Street, Kidman Park SA 5025

### Administrative Fund

#### Approved budget

#### Revenue

Levies Due--Admin	3,000.00
<i>Total revenue</i>	<u>3,000.00</u>

#### Less expenses

Admin--Agent Disbursements	126.00
Admin--Auditors--Audit Services	154.00
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	630.00
Admin--Meeting Fees	143.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	780.00
<i>Total expenses</i>	<u>2,088.00</u>

#### Surplus/Deficit

	912.00
Opening balance	472.58

#### Closing balance

\$1,384.58

Total units of entitlement	10000
Levy contribution per unit entitlement	\$0.30

Sinking Fund

Approved  
budget

Revenue

Levies Due--Sinking	300.00
Total revenue	300.00

Surplus/Deficit

Opening balance	900.39
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Closing balance

\$1,200.39

Total units of entitlement	10000
Levy contribution per unit entitlement	\$0.03



Strata Management SA  
ABN 45 600 300 629  
225 Fullerton Road  
Eastwood SA 5883  
(08) 7081 0375

# ANNUAL REPORTS

for the financial year to 31/08/2024

Community Corporation 42200

14 Kelsey Street, Kidman Park SA 5025

Manager: Francesca Nuzzo

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Statement of Financial Performance	2
Budget commencing 01/09/2024	4
Levy Schedule commencing 01/09/2024 General	6





## Balance Sheet As at 31/08/2024

Community Corporation No. 42200 Inc.

14 Kelsey Street, Kidman Park SA 5025

### Current period

#### Owners' funds

##### Administrative Fund

Operating Surplus/Deficit--Admin	72.67
Owners Equity--Admin	399.91
	<u>472.58</u>

##### Sinking Fund

Operating Surplus/Deficit--Sinking	300.00
Owners Equity--Sinking	600.39
	<u>900.39</u>

#### Net owners' funds

\$1,372.97

#### Represented by:

##### Assets

##### Administrative Fund

Cash at Bank--Admin	472.58
	<u>472.58</u>

##### Sinking Fund

Cash at Bank--Sinking	900.39
	<u>900.39</u>

##### Total assets

1,372.97

#### Less liabilities

##### Administrative Fund

0.00

##### Sinking Fund

0.00

##### Total liabilities

0.00

#### Net assets

\$1,372.97



## Statement of Financial Performance for the financial year to 31/08/2024

Community Corporation No. 42200 Inc.

14 Kelsey Street, Kidman Park SA 5025

### Administrative Fund

#### Current period

01/09/2023-31/08/2024

#### Revenue

Levies Due--Admin 2,925.00

*Total revenue* 2,925.00

#### Less expenses

Admin--Agent Disbursements 120.00

Admin--Auditors--Audit Services 154.00

Admin--Auditors--Taxation Services 165.00

Admin--Bank Charges--Bpay 24.00

Admin--Management Fees--Standard 589.50

Admin--Meeting Fees 143.00

Admin--Storage & Archive Fees 66.00

Insurance--Premiums 716.33

Maint Bldg--General Repairs 874.50

*Total expenses* 2,852.33

#### Surplus/Deficit

72.67

Opening balance 399.91

#### Closing balance

**\$472.58**

Sinking Fund

Current period

01/09/2023-31/08/2024

Revenue

Levies Due--Sinking

300.00

Total revenue

300.00

Less expenses

Total expenses

0.00

Surplus/Deficit

300.00

Opening balance

600.39

Closing balance

\$900.39



## Proposed Budget to apply from 01/09/2024

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Community Corporation No. 42200 Inc. 14 Kelsey Street, Kidman Park SA 5025

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### Administrative Fund

#### Proposed budget

#### Revenue

Levies Due--Admin	3,000.00
<i>Total revenue</i>	<u>3,000.00</u>

#### Less expenses

Admin--Agent Disbursements	126.00
Admin--Auditors--Audit Services	154.00
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	630.00
Admin--Meeting Fees	143.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	780.00
<i>Total expenses</i>	<u>2,088.00</u>

#### Surplus/Deficit

	<u>912.00</u>
Opening balance	472.58

#### Closing balance

\$1,384.58

Total units of entitlement	10000
Levy contribution per unit entitlement	\$0.30



Sinking Fund

	Proposed budget
<b>Revenue</b>	
Levies Due--Sinking	300.00
<i>Total revenue</i>	<u>300.00</u>
<b>Surplus/Deficit</b>	<u>300.00</u>
Opening balance	900.39
<b>Closing balance</b>	<u><u>\$1,200.39</u></u>
Total units of entitlement	10000
Levy contribution per unit entitlement	\$0.03



## Proposed Levy Schedule to apply from 01/09/2024

Community Corporation No. 42200 Inc.

14 Kelsey Street, Kidman Park SA 5025

Quarterly levy instalments that would apply to each lot if proposed budgets are accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total
81	3	3200.00	240.00	24.00	264.00
82	2	3200.00	240.00	24.00	264.00
83	1	3600.00	270.00	27.00	297.00
		<b>10,000.00</b>	<b>\$750.00</b>	<b>\$75.00</b>	<b>\$825.00</b>

# MINUTES OF THE ANNUAL GENERAL MEETING

COMMUNITY CORPORATION NO. 42200 INC.

14 Kelsey Street, Kidman Park SA 5025

The Annual General Meeting of the Corporation took place on:

**DATE:** 3/10/2023  
**TIME:** 11:00 AM  
**VENUE:** 225 Fullarton Road, Eastwood

## PRESENT:

Lot #	Unit #	Attendance	Representative
81	3	Yes	Jessica Gibson
82	2	Yes	Tarnie Webber via proxy to Strata Management SA Francesca Nuzzo of Strata Management SA

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

Minutes of the meeting:

### 1 QUORUM

The body corporate manager advised that a quorum was present and the meeting commenced at 11.01am

Number of lots with contributions not paid who are not entitled to attend and vote at this meeting in line with Section 83(4) of the *Community Titles Act 1996* : 1

### 2 MINUTES

Resolved that the minutes of the last general meeting of the owners corporation on 17/10/2022 be confirmed as a true record of the proceedings of that meeting.

### 3 FINANCIAL STATEMENTS

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

### 4 INSURANCE

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

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

Allianz Australia Insurance Limited Type: Community through Broker: Coverforce Next due: 3/03/2024

Cover	Sum Insured	Excess
Common Property	\$100,000.00	\$300.00
Public Liability	\$20,000,000.00	
Office Bearers Liability	\$500,000.00	
Fidelity Guarantee	\$100,000.00	
Legal Defence	\$50,000.00	\$1,000.00

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

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

### 5 MAINTENANCE

That the following maintenance items be considered

#### Grounds Maintenance

It was resolved to continue with the existing arrangements with Owners maintain the common area, the council maintain the verge and Jess from Unit 3 maintain the garden beds.

#### Current Maintenance

To consider current maintenance required on the property now or over the next year.

#### Pavers



It was resolved to accept the quote from Langton for the paving repairs.

**Projected maintenance**

To consider maintenance likely or required in the next 2-5 years to assist with setting a budget.

**6 GENERAL BUSINESS**

Nil

**OVERDUE LEVIES**

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

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

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

**7 BUDGET**

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

**8 CONTRIBUTIONS**

It was resolved

(a) That contributions to the administrative fund are estimated in accordance with Section 114 (1) of the Community Titles Act 1996 and determined in accordance with Section 114 (2) of the Community Titles Act 1996 at \$3,000.00; and

(b) That contributions to the sinking fund are estimated in accordance with Section 116 (1) of the Community Titles Act 1996 and determined in accordance with Section 114 (2) of the Community Titles Act 1996 at \$300.00; and

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

**9 OFFICE BEARERS**

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

Presiding Officer	Jessica Gibson (Unit 3)
Secretary	Jessica Gibson (Unit 3)
Treasurer	Jessica Gibson (Unit 3)

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

**10 APPOINTMENT OF BODY CORPORATE MANAGEMENT**

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

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

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

**11 NEXT MEETING**

The next Annual General Meeting is to be tentatively scheduled for October 2024 at 11am in the offices of Strata Management SA.

**CLOSURE:** There being no further business, the chairperson declared the meeting closed at 11.30am.



## Approved Budget to apply from 01/09/2023

Community Corporation No. 42200 Inc.

14 Kelsey Street, Kidman Park SA 5025

### Administrative Fund

	Approved budget
<b>Revenue</b>	
Levies Due--Admin	3,000.00
<i>Total revenue</i>	<u>3,000.00</u>
<b>Less expenses</b>	
Admin--Agent Disbursements	118.80
Admin--Auditors--Audit Services	132.00
Admin--Auditors--Taxation Services	132.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	594.00
Admin--Meeting Fees	143.00
Admin--Storage & Archive Fees	66.00
Insurance--Premiums	960.00
Utility--Electricity	100.00
Utility--Water Usage	700.00
<i>Total expenses</i>	<u>2,969.80</u>
<b>Surplus/Deficit</b>	<u>30.20</u>
Opening balance	399.91
<b>Closing balance</b>	<u><u>\$430.11</u></u>
Total units of entitlement	10000
Levy contribution per unit entitlement	\$0.30

**Sinking Fund**

	<b>Approved budget</b>
<b>Revenue</b>	
Levies Due--Sinking	300.00
<i>Total revenue</i>	<u>300.00</u>
<b>Surplus/Deficit</b>	<u>300.00</u>
Opening balance	600.39
<b>Closing balance</b>	<u><u>\$900.39</u></u>
Total units of entitlement	10000
Levy contribution per unit entitlement	\$0.03



Strata Management SA  
ABN 49 600 360 629  
225 Fullarton Road  
Eastwood SA 5063  
(08) 7081 0375

# ANNUAL REPORTS

for the financial year to 31/08/2023

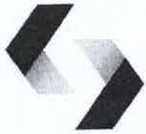
Community Corporation 42200

14 Kelsey Street, Kidman Park SA 5025

Manager: Francesca Nuzzo

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## Balance Sheet As at 31/08/2023

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

Community Corporation No. 42200 Inc. 14 Kelsey Street, Kidman Park SA 5025

	Current period
<b>Owners' funds</b>	
<b>Administrative Fund</b>	
Operating Surplus/Deficit--Admin	265.34
Owners Equity--Admin	134.57
	<u>399.91</u>
<b>Sinking Fund</b>	
Operating Surplus/Deficit--Sinking	300.39
Owners Equity--Sinking	300.00
	<u>600.39</u>
<b>Net owners' funds</b>	<u><u>\$1,000.30</u></u>
<b>Represented by:</b>	
<b>Assets</b>	
<b>Administrative Fund</b>	
Cash at Bank--Admin	399.90
Receivable--Levies--Admin	0.01
	<u>399.91</u>
<b>Sinking Fund</b>	
Cash at Bank--Sinking	600.39
	<u>600.39</u>
<b>Total assets</b>	<u>1,000.30</u>
<b>Less liabilities</b>	
<b>Administrative Fund</b>	<u>0.00</u>
<b>Sinking Fund</b>	<u>0.00</u>
<b>Total liabilities</b>	<u>0.00</u>
<b>Net assets</b>	<u><u>\$1,000.30</u></u>





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

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

Community Corporation No. 42200 Inc.

14 Kelsey Street, Kidman Park SA 5025

### Administrative Fund

#### Current period

01/09/2022-31/08/2023

#### Revenue

Interest on Arrears--Admin	3.01
Levies Due--Admin	2,300.00
<b>Total revenue</b>	<b>2,303.01</b>

#### Less expenses

Admin--Agent Disbursements	118.80
Admin--Auditors--Audit Services	148.50
Admin--Auditors--Taxation Services	176.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	540.00
Admin--Meeting Fees	330.00
Admin--Storage & Archive Fees	38.50
Insurance--Premiums	661.87
<b>Total expenses</b>	<b>2,037.67</b>

#### Surplus/Deficit

265.34

Opening balance

134.57

#### Closing balance

**\$399.91**

Sinking Fund

Current period

01/09/2022-31/08/2023

Revenue

Interest on Arrears--Sinking	0.39
Levies Due--Sinking	300.00
Total revenue	300.39

Less expenses

Total expenses	0.00
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Surplus/Deficit

Opening balance	300.00
-----------------	--------

Closing balance

\$600.39

LF = 13358922



11:23 26-Aug-2020  
2 of 2

LANDS TITLES REGISTRATION OFFICE  
SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE  
COMMUNITY TITLES ACT 1996.

FORM APPROVED BY THE REGISTRAR-GENERAL

SERIES NO	PREFIX
2	LF

AGENT CODE

LODGED BY:  
South Australian Housing Trust

SAHT

CORRECTION TO:  
South Australian Housing Trust

SAHT

SUPPORTING DOCUMENTATION LODGED WITH APPLICATION  
(COPIES ONLY)

1 By-laws



2

3

4

5

PICK-UP NO.	
CP	

CORRECTION	PASSED
FILED	15 SEP 2020
 pro REGISTRAR-GENERAL 	

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

# Primary By-Laws

Community Corporation No. 42200 Incorporated

14 Kelsey Street Kidman Park

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# Important Notice

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## COMMUNITY TITLES ACT

### BY-LAWS

#### COMMUNITY CORPORATION NUMBER 42200 INCORPORATED

#### IMPORTANT NOTICE

These By-Laws bind the Community Corporation, the Lotholders of the Community Lots and any persons entering the Community Parcel.

These By-Laws relate to the control and management of the Common Property and the Community Lots and as such may only be amended or revoked by special resolution by the Community Corporation in accordance with section 39 of the *Community Titles Act 1996* and Regulations.

# Part 1 - Definitions

## 1. Defined Terms

In the interpretation of these By-Laws, unless the context shall otherwise require or admit:

**Act** means the *Community Titles Act 1996* (SA) as amended from time to time.

**Common Property** means the Common Property created by the Community Plan.

**Corporation** means Community Corporation No. 42200 Incorporated, established in accordance with the Act when the Community Plan is deposited by the Registrar-General in the Lands Titles Registration Office.

**Corporation Manager** means a manager appointed pursuant to clause 2(c) of these By-Laws and section 75(5) of the Act.

**Community Parcel** means the land situated at 14 Kelsey Street Kidman Park being Allotment 8 in Deposited Plan 117981 the whole of the land comprised in Certificate of Title Volume 6205 Folio 244 the whole of the land comprised in the Community Plan.

**Community Plan** means the plan of community division in respect of which these By-Laws are filed, being Community Corporation Plan No. 42200.

**Council** means the City of Charles Sturt.

**Developer** means the South Australian Housing Trust.

**Law** means:

- (a) any statute, regulation, ordinance, by-law or subordinate legislation in force from time to time, whether made by state, territory, federal or local government;
- (b) any other regulatory instruments applying to the Property; and
- (c) the common law applicable from time to time in South Australia.

**Lot or Lots** means one or more (as the context dictates) of the three (3) community lots to be created when the Community Plan is deposited by the Registrar-General in the Lands Titles Office.

**Lotholder** means the registered proprietor or proprietors of a Lot and where the context allows the occupier of a Lot.

**Occupier** of a Lot includes, if a Lot is unoccupied, the Lotholder of the Lot.

**Regulations** means the *Community Titles Regulations 2011* (SA) as amended;

Except where otherwise appears words have the same meaning as are given in the Act.

**Unless the contrary intention appears the following applies:**

- (a) A reference to an instrument includes any variation or replacement of it.
- (b) A reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them.
- (c) The singular includes the plural and vice versa.
- (d) The word "person" includes a firm, a body corporate, an association or an authority.
- (e) Words of any gender include every gender.
- (f) A reference to a person includes a reference to a person's executors, administrators, successors, substitutes (including, without limitation persons taking by notation) and assigns.



- (g) A reference to a day is a reference to the period of time commencing at midnight and ending 24 hours later.
- (h) Headings are inserted for convenience and do not affect the interpretation of these By-Laws.
- (i) The obligations and restrictions in these By-Laws shall be read subject to the rights, grants or privileges that may be given to any person or persons by the Corporation from time to time and to the extent of any inconsistency, any such rights, grants or privileges, prevail over these By-Laws in respect of the person or persons to whom they are given.
- (j) The meaning of general words is not limited to or by specific examples introduced by the words "including", "for example" or other similar expressions.

If the whole or any part of a provision of these By-Laws is invalid, unenforceable or illegal, it is severed. The remainder of these By-Laws will have full force and effect.

## Part 2 – Mandatory By-Laws

---

### 2. Administration, Management and Control of Common Property

- (a) The Corporation is responsible for the administration, management, control and proper use of the Common Property.
- (b) The Corporation may (but is not obliged to) appoint a Management Committee responsible to the Corporation for the administration, management and control of the Common Property.
- (c) The Corporation may appoint a manager to carry out, on behalf of the Corporation the function of administering, managing and controlling the Common Property.
- (d) The manager shall be appointed on a contract that is subject to annual review by the Corporation.
- (e) If on annual review the Corporation is dissatisfied with the manager's performance, the Corporation may determine the Management Contract.

### 3. Use and Enjoyment of the Common Property

The Common Property is, subject to the Act and these By-Laws, for the common use and enjoyment of Lotholders or Occupiers in the Community Scheme and their visitors and invitees.

## Part 3 – Community Parcel

---

### 4. Prohibited Activities

A person bound by these By-Laws must not on the Community Parcel:

- (a) except in a designated area, hang any laundry or other items out to dry or air in public view on or about any part of or in the Community Parcel;
- (b) make or allow their visitors to make undue noise in or about the Community Parcel;

- (c) unreasonably, interfere or allow their visitors to interfere with others' use or enjoyment of their rights in relation to the Community Parcel;
- (d) use any language or behave in a manner likely to cause offence or embarrassment to persons in other Lots or on Common Property when on the Community Parcel;
- (e) damage or deface any building or sign or structure on the Community Parcel;
- (f) disobey reasonable directions or requests from an officer of the Corporation;
- (g) unless the Scheme Description or these By-Laws prescribes such use, use any portion of the Community Parcel as a restaurant, cafe or a business premises at which goods are sold to the public by retail or at which services are provided to the public or to which the public is invited to negotiate for the sale of services without the prior written consent of the Corporation;
- (h) carry, use, discharge or expose any firearm, explosive, fireworks, airgun or other weapon;
- (i) obstruct any persons' lawful access to any Lot or to the Common Property;
- (j) park or stand a motor vehicle, or an invitee or guest to park or stand a motor vehicle other than in an allocated carport on a Lot and the Corporation shall in addition to any other power, authority, duty and function imposed or conferred upon the Corporation be entitled to commence action to have any vehicle parked or standing in contravention of these By-Laws removed at the expense of the person whose act or default has occasioned such contravention and such person shall indemnify the Corporation in respect of all claims for costs and damages arising out of such actions;
- (k) erect or fix any sign or notice to any part of the Common Property or a Lot where it can be seen from any exterior position or erect a sandwich board, except as required by law;
- (l) perform any repairs or other work of any nature on any vehicle or other equipment except for running repairs in the case of breakdown;
- (m) alter the external facade of any building or improvement forming part of the Common Property or a Lot (except to the extent necessary to maintain the Lot in good repair);
- (n) store, place, display or hang any chattel or item (including without limitation any item of clothing) on or from a balcony without the consent of the Corporation except for pot plants and barbeques, outdoor chairs and tables;
- (o) install any equipment or apparatus of any kind (including, but not limited to, any blind, light fitting, awning, air conditioning unit, antenna or satellite dish) which:
  - (i) extends outside the boundaries of a Lot; or
  - (ii) is located on any balcony; or
  - (iii) protrudes from any building or balcony forming part of a Lot, without first obtaining the prior written consent of the Corporation; or
- (p) without limiting by-law (o), affix a satellite dish to any part of the Common Property.

## 5. Garbage disposal

A Latholder or Occupier of a Lot must:-

- (a) store garbage in the container(s) provided by the Corporation or the Council;
- (b) keep the container(s) within their Lot or on such part of the Common Property designated by the Corporation, in a clean and dry condition and adequately covered;
- (c) comply with all Council By-Laws and ordinances relating to the disposal of garbage;



- (d) ensure that the health, hygiene and comfort of other Lotholders or Occupiers is not adversely affected by disposal of garbage; and
- (e) ensure garbage receptacles are placed only where approved by the Committee and used only for the purpose for which they are provided and must ensure that empty bottles, boxes, used containers and similar items shall be stored tidily and so far as possible, out of sight.

## Part 4 – Common Property

### 6. Corporation to Keep Common Property in Good Repair

The Corporation:

- (a) shall keep the Common Property in a state of good and serviceable repair and properly maintain all chattels, fixtures and fittings including any entrance statement, common area lighting, perimeter fencing, and common landscaping held by the Corporation or used in connection with the Common Property or its enjoyment by Lotholders or Occupiers and their visitors and invitees; and
- (b) may, for this purpose enter into an appropriate contract or contracts with third parties for such parties to provide those services for the benefit of Lotholders or Occupiers on behalf of the Corporation.

### 7. Prohibited Activities

A person shall not undertake any of the following activities or do any of the following things on the Common Property:

- (a) deposit or throw upon the Common Property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of a Lotholder, occupier or of any person lawfully using the Common Property;
- (b) camp or sleep overnight;
- (c) recreational activities which interfere with the safety or comfort of any other person;
- (d) carry on any business except with the prior written consent of the Corporation;
- (e) carry, use, discharge or expose any firearm, explosive fireworks, airgun or other weapon;
- (f) obstruct any access way;
- (g) obstruct the lawful use of the Common Property by any person including (but not limited to) obstruction by the placement thereon of free standing signs, furniture, pot plants, display or wares;
- (h) use the Common Property in a manner that unreasonably interferes with the use and enjoyment of the Common Property by the other members of the Corporation, their customers, clients or visitors;
- (i) mark, paint, drive nails or screws or the like into, or otherwise damage or deface any structure that forms part of the Common Property without the prior written consent of the Corporation;
- (j) consume nor permit persons under his or her control to consume alcohol or take glassware onto the Common Property without the prior written consent of the Corporation or the Managing Agent; or
- (k) throw, roll or discharge any stone, substance or missile to the danger of any person or animal on the Common Property.

**8. Security of Common Property**

A Lotholder or Occupier of a Lot must not do anything which may prejudice the security or safety of the Common Property.

**9. Notification of Defects**

A Lotholder or Occupier of a Lot must promptly notify the Corporation or the Managing Agent on becoming aware of any damage to or defect in the Common Property.

**10. Compensation to Corporation**

A Lotholder or Occupier of a Lot will compensate the Corporation for any damage to the Common Property or personal property vested in the Corporation caused by that Lotholder or Occupier or their respective tenants, licensees or invitees.

**Part 5 – Use of Community Lots****11. Lotholder or Occupier to Keep Lot in Good Repair**

Each Lotholder or Occupier of a Lot must:

- (a) maintain the Lot in good repair;
- (b) keep the Lot in a clean and tidy condition and must take all practical steps to prevent infestation by vermin and/or insects;
- (c) be responsible for the interior maintenance and decoration of the Lot;
- (d) shall at regular intervals paint and maintain the exterior façade of the dwellings on each Lot in colours and to a standard commensurate with the original development;
- (e) properly maintain gardens and paving as constructed on the Lot;
- (f) carry out any work ordered by a council or other public authority in respect of the Lot; and
- (g) carry out work required by the Corporation in respect of the Lot.

**12. Use of Lots**

A person bound by these By-Laws:

- (a) must not use the Lot, or permit the Lot to be used, for any unlawful purpose;
- (b) must not do or permit or cause permit or suffer to be done or permitted on or about the Lot, any act, matter or thing whatsoever which is or may in the opinion of the Corporation be an offence under any Act of South Australia or the Commonwealth of Australia or regulation or by-law thereunder for the time being in force;
- (c) must allow the Corporation reasonable access to the Lot for the purpose of carrying out maintenance and except in the case of emergency the Corporation must give reasonable notice to the Occupier (not less than 48 hours) of its required access to the Lot;
- (d) must pay all rates, taxes, charges, outgoings and assessments in respect of their Lot as they become due and payable;



- (e) must subject to the Act and these By-Laws notify the Corporation of any repairs and maintenance required to their Lot;
- (f) must ensure that the interior of windows in the Lot and the exterior of windows leading on to the balcony are covered with blinds or curtains only, and are kept clean and free of stickers, transfers, sheets, newspaper and similar items which are visible from the exterior of the Lot;
- (g) must not change the use or alter the character of the Lot without the prior written consent of the Corporation; and
- (h) must ensure compliance with fire laws in respect of the Lot.
- (i) must not use or alter the Lot in a way that would void the Corporation's insurance policy.

### 13. Keeping of animals

A Lotholder or Occupier may only keep a pet or any animal within the Lot:

- (a) as permitted by the Council; and
- (b) such animals must be registered with the Council where such registration is required by law.

Nothing in this By-Law shall prevent an Occupier or visitor to the Common Property who suffers from a disability from keeping or using an appropriately trained animal to assist the person in respect of that disability.

### 14. Leasing

- (a) If a Lotholder leases a Lot, the Lotholder must inform the Corporation of the identity of the lessee and the essential terms and conditions of the lease upon receipt of a request from the Corporation to do so.
- (b) A Lotholder or Occupier is prohibited from leasing or granting rights of occupation in respect of a Lot for valuable consideration for a period of less than two (2) months.

### 15. Change in Ownership

A Lotholder must immediately notify the Corporation of any change in ownership of the Lot, or any change in address of a Lotholder.

### 16. Right to Enter Lots

- (a) The Corporation shall be permitted by each Lotholder or Occupier and shall have the right at all reasonable times and on giving the Lotholder or the Occupier reasonable notice (except in cases of emergency when no such notice shall be required), to enter upon a Lot for the purpose of or in the course of carrying out the functions or duties of the Corporation or exercising its powers which, without limiting the generality of the foregoing, shall be deemed to include the power;
- (b) to inspect a Lot;
- (c) to carry out maintenance, repairs or work; and
- (d) to enter upon and inspect any part of a Lot for the purpose of ensuring that the Act and these By-Laws are being observed.

## 17. Observance of By-Laws

- (a) Where these By-Laws restrict the behaviour or activity of a Lotholder or Occupier of a Lot there shall also be imposed upon that Lotholder or Occupier an obligation not to permit that behaviour or activity by any other person.
- (b) A Lotholder or Occupier of a Lot shall take all reasonable steps to ensure that their visitors or invitees comply with the provisions of these By-Laws and in the event of their inability for any reason to ensure such compliance by any such visitor or invitee, they shall ensure that the visitor or invitee leaves the Community Parcel as soon as practicable.

## 18. Corporation May Make Rules

The Corporation or the Managing Agent may make rules relating to the Common Property not inconsistent with these By-Laws and they shall be observed by Occupiers, the Lotholders and their tenants, servants, agents, guests, employees, invitees or licensees unless and until they are disallowed or revoked by a majority resolution at a general meeting of the Corporation.

## 19. Use of Lots – specific

Subject to the provisions of these By-Laws, the Charles Sturt Council Development Plan and any other relevant statutory enactments:

- (a) Lots shall only be used for residential accommodation; and
- (b) a Lotholder or Occupier is prohibited from leasing or granting rights of occupation in respect of a Lot for valuable consideration for a period of less than two (2) months.

## 20. Use of water etc

- (a) A Lotholder or Occupier must not waste water and shall see that all water taps in their Lot are promptly turned off after use.
- (b) The water closets, conveniences and other water apparatus including waste pipes and drains must not be used for any purposes other than those for which they were constructed and no sweepings or rubbish or other unsuitable substance shall be deposited therein. Any damage or blockage resulting to such water closets, conveniences, water apparatus, waste pipes and drains from misuse or negligence shall be borne by the Lotholder whether the same is caused by their own actions, or those of their tenants, servants, agents, guests, employees, invitees, or licensees.



## Part 6 – General Provisions

### 21. Insurance

The Corporation shall maintain minimum insurances as required by the Act.

### 22. Corporation's rights to Recover Money

- (a) The Corporation may recover any money owing to it under the By-Laws as a debt.
- (b) A Lotholder (including a mortgagee in possession) must pay on demand:-
  - (i) the whole of the Corporation's costs and expenses (including solicitor and own client costs) incurred in recovering levies or moneys duly levied upon that Lotholder's Lot by the Corporation pursuant to the Act or these By-Laws;
  - (ii) such costs as may have been ordered to be paid by the Lotholder to the Corporation by any Court, Tribunal or body with authority to order the payment of costs.
- (c) The Corporation may also enter any costs payable to it as referred to in paragraph 23(b) above against the levy account of the Lotholder's Lot and note the amount of such costs on any certificate issued in respect of the Lot pursuant to the *Real Property Act 1886* (SA).
- (d) The Corporation may charge interest on any overdue monies owed by a Lotholder at an annual rate as determined by the Corporation from time to time, unless otherwise determined by Ordinary Resolution at a general meeting. At the discretion of the Committee, an appointed manager has administrative discretion to write off interest at a limit to be determined by the Corporation from time to time.

### 23. Sinking Fund

- (a) The Corporation must establish a Sinking Fund to fund the provision of major items of repair or maintenance to the Community Parcel.
- (b) The Corporation must advise the Lotholders in writing of the establishment of any such Sinking Fund and of the contribution to be made by the Lotholder.
- (c) The following provision shall apply to any Sinking Fund established:
  - (i) the Corporation will establish a separate fund for such monies and all monies paid by the Lotholder in this regard will be paid into that fund;
  - (ii) that fund or so much of the balance standing to the credit of that fund as remains unexpended from time to time for a purpose for which the fund was established will be held by the Corporation in a separate interest bearing account; and
  - (iii) any amounts paid by the Corporation to the credit of that fund, and the net interest earned by the Corporation on that fund, will not be applied by the Corporation for any purpose other than payment of outgoings for which the fund was established.

### 24. Complaints and Applications

Any complaint or application to the Corporation must be addressed in writing to the secretary of the Corporation.

**25. Permits**

- (a) In any By-Law, unless the contrary intention is clearly indicated, the words "the consent of the Corporation" means the permission of the Corporation given in the form of a written permit.
- (b) The Corporation shall have the power to grant permits to any Lotholder, Occupier or any other person in respect of any activity in or on the Community Parcel.
- (c) The Corporation may attach such conditions to a permit as it thinks fit and may vary or revoke such conditions or impose new conditions by notice in writing to the permit holder.
- (d) The Corporation may grant a permit either for a term of up to twelve (12) months or for an identified activity or schedule of activities as it thinks appropriate.
- (e) A permit holder must comply with all conditions of the permit.

**26. Failure to Comply with By-Laws**

A person who contravenes or fails to comply with the provisions of these By-Laws is liable to a penalty payable to the Corporation, which penalty (if any) shall be determined by the Corporation.

Maximum penalty: \$500 (for any 1 contravention)

**27. Breach**

Where a person bound by these By-Laws has acted in breach thereof and the Corporation has incurred expense in remedying such breach, the Corporation shall be entitled to recover such expense from such person.

**28. Tenants to have notice of By-Laws**

A copy of these By-Laws (or a précis thereof approved by the Committee) will be delivered to the Lessee or occupier of a Lot not personally occupied by the Lotholder, and in any event incorporated as an annexure to any Lease or Licence granted to a Lessee or occupier.

**29. Severability**

If any By-Law or any part of these By-Laws cannot be given effect or full force and effect by reason of statutory invalidity or otherwise, such By-Law or part By-Law which cannot be given effect or its full force and effect shall be severed, ignored or read down restrictively but so as to maintain and uphold as far as possible the remaining By-Laws.

**30. Behaviour of Invitees**

- (a) A person shall take all reasonable steps to ensure that invitees do not behave in a manner likely to interfere with the peaceful enjoyment of another Lotholder or Occupier or of any person lawfully using Common Property.
- (b) A person shall be liable to compensate the Corporation in respect of all damage to the Common Property or personal property vested in it caused by an invitee.
- (c) A Lotholder of a Lot which is the subject of a lease or licence agreement shall take all reasonable steps, including any action available to that owner under any such lease or licence agreement, to ensure that any lessee or licensee or other occupier of the Lot or their invitees comply with the provisions of the By-Laws.



- (d) The duties and obligations imposed by these By-Laws on a Lotholder or Occupier of a Lot shall be observed not only by the Lotholder or Occupier but also by guests, servants, contractors, consultants, employees, agents, children, invitees and licensees of such Lotholder or Occupier.

### 31. Vehicles

- (a) Save where authorised by a By-Law or the Corporation, a person must not park or stand any motor or other vehicle on Common Property. A person must take all reasonable steps to ensure that any motor or other vehicle or vehicles loading or unloading must not park or stand so as to obstruct access to car-parking areas of Lotholders or occupiers of Lots.
- (b) The Corporation shall be entitled to commence action to have any vehicle parked or standing in contravention of these By-Laws removed at the expense of the person whose act or default has caused the contravention and that person shall indemnify the Corporation in respect of all claims for costs and damages arising out of such actions.
- (c) A person driving a vehicle on the Common Property must comply with the rules applicable under the *Road Traffic Act 1961* (SA) to the driving of a vehicle on a public road.

### 32. Damage to Common Property or External Building Facade

A person must not mark, paint drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the external improvements on the Community Parcel, or Common Property except with the consent of the Corporation, but this By-Law does not prevent a Lotholder or person authorised by him from installing any screen or other device to prevent entry of animals or insects into that Lotholder's dwelling, provided that the screen or other device is constructed in a workman-like manner, is maintained in a state of good and serviceable repair by the Lotholder and does not detract from the amenity of any building.

### 33. Noise

- (a) A person shall not create any noise likely to interfere with the peaceful enjoyment of a Lotholder, occupier or of any person lawfully using Common Property.
- (b) In the event of any unavoidable noise in a Lot at any time the Lotholder or Occupier of the Lot must take all practical measures to minimise annoyance to other occupants by closing all doors, windows and curtains of the dwelling on the Lot and also such further steps as may be within their power for the same purpose.

### 34. Lotholders not to instruct contractors/workmen

Lotholders must not directly instruct any contractors or workmen employed by the Corporation unless so authorised, and all requests for consideration of any particular matter to be referred to the Corporation shall be directed to the Secretary or Corporation Manager.

# Form 10

section 30(1)(ia), 34(2)(e), 39(5a), 47(2)(ka), 50(7)(a)

## Certificate as to preparation of scheme description, by-laws or development contract

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



(Signature of person certifying)

Norm Swansson

(Print name)


Level 3 Riverside Centre

North Terrace Adelaide 5000

(Certifying person's address)

25/8/2020

(Date)

PURPOSE:		PRIMARY COMMUNITY		AREA NAME:		KIDMAN PARK		APPROVED:		03/09/2020				C42200		SHEET 1 OF 2		103134_text_01_v04_Version_4	
MAP REF:		6628/41/A		COUNCIL:		CITY OF CHARLES STURT		DEPOSITED:		15/09/2020									
LAST PLAN:		D117981		DEVELOPMENT NO:		252/C214/20/001/59567													
AGENT DETAILS:		ALEXANDER & SYMONDS PTY LTD 1ST FLOOR 11 KING WILLIAM ST KENT TOWN SA 5067 PH: 81301666 FAX: 83620099		SURVEYORS CERTIFICATION:		I DAMIAN JOHN HOLLAND , a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996 3rd day of September 2020 Damian Holland Licensed Surveyor													
AGENT CODE:		ALSY																	
REFERENCE:		20A0098LTOPC(A)																	
SUBJECT TITLE DETAILS:		PARCEL		NUMBER		PLAN		NUMBER HUNDRED / IA / DIVISION		TOWN		REFERENCE NUMBER							
PREFIX VOLUME FOLIO OTHER		6205 244		8		D		117981		YATALA									
CT		ALLOTMENT(S)																	
OTHER TITLES AFFECTED:																			
EASEMENT DETAILS:		LAND BURDENED		FORM		CATEGORY		IDENTIFIER		PURPOSE		IN FAVOUR OF		CREATION					
STATUS																			
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 27 / 05 / 2020																			



# C42200

SHEET 2 OF 2

103134\_pland\_1\_V02\_Version\_4

BEARING DATUM: ① - ② 129°58'50"

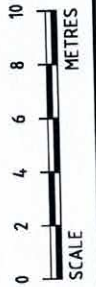
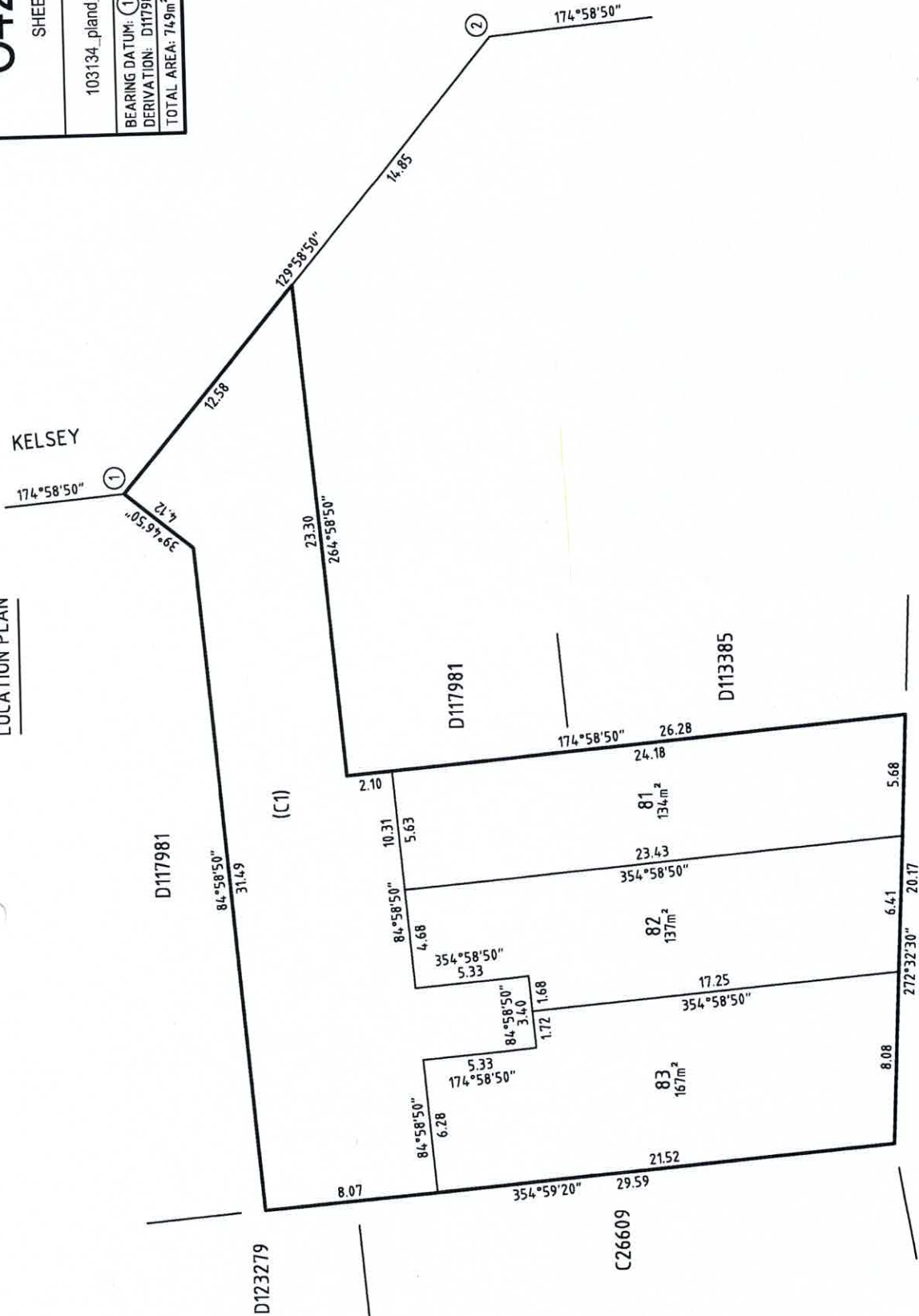
DERIVATION: D117981 ADOPTED

TOTAL AREA: 749m<sup>2</sup>

## LOCATION PLAN

KELSEY

STREET



Alexander & Symonds Pty.Ltd.

11 KING WILLIAM STREET, KENT TOWN

P.O. BOX 1000 KENT TOWN 5071

Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

REFERENCE 20A00981TOPCA

SAHT O/N 4093

DHM 28/05/2020 DJH PN 7200/008

# LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

C42200

SHEET

1 OF 1

ACCEPTED

15 SEP 2020



PRO REGISTRAR-GENERAL

DEV No. 252 : C214 : 20

## SCHEDULE OF LOT ENTITLEMENTS

LOT	LOT ENTITLEMENT	SUBDIVIDED
81	3200	
82	3200	
83	3600	
AGGREGATE	10000	

## CERTIFICATE OF LAND VALUER

I, Fred Taormina being a Land Valuer within the meaning of the Land Valuers Act 1994 certify that this schedule is correct for the purposes of the Community Titles Act 1996

Dated the 21st day of August, 2020



Signature of Land Valuer



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: 2670404

LAND SERVICES SA OPERATING TRUST  
GPO BOX 543  
ADELAIDE SA 5001

DATE OF ISSUE

02/05/2025

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

**OWNERSHIP NUMBER**

18751259

**OWNERSHIP NAME**

I R & Y ROWE

**PROPERTY DESCRIPTION**

U1 14 KELSEY ST / KIDMAN PARK SA 5025 / LT 83 C42200

**ASSESSMENT NUMBER**

2514572443

**TITLE REF.**

(A "+" indicates multiple titles)

CT 6243/498

**CAPITAL VALUE**

\$490,000.00

**AREA / FACTOR**

R4  
1.000

**LAND USE / FACTOR**

RE  
0.400

**LEVY DETAILS:**

**FINANCIAL YEAR**

2024-2025

**FIXED CHARGE**

**+ VARIABLE CHARGE**

**- REMISSION**

**- CONCESSION**

**+ ARREARS / - PAYMENTS**

**= AMOUNT PAYABLE**

\$ 50.00  
\$ 184.60  
\$ 113.65  
\$ 0.00  
\$ -120.90  
\$ 0.05

**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**

31/07/2025



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

**PAYMENT REMITTANCE ADVICE**

**OWNERSHIP NUMBER**

18751259

**OWNERSHIP NAME**

I R & Y ROWE

**ASSESSMENT NUMBER**

2514572443

**AMOUNT PAYABLE**

\$0.05

**AGENT NUMBER**

100019816

**AGENT NAME**

LAND SERVICES SA OPERATING TRUST

**EXPIRY DATE**

31/07/2025

+70015617160022> +001571+ <0550955489>

<0000000005>

+444+

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto:revsupport@sa.gov.au)  
Phone: (08) 8226 3750

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456285</b> <b>Ref: 7001561716</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small></p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Community Emergency Services Fund</b>, along with this <b>Payment Remittance Advice</b> to:</p> <p><b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></p>
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**OFFICIAL: Sensitive**

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865  
Land Tax Act 1936**CERTIFICATE OF LAND TAX PAYABLE**

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

PIR Reference No: 2670404

**DATE OF ISSUE**

02/05/2025

LAND SERVICES SA OPERATING TRUST  
GPO BOX 543  
ADELAIDE SA 5001

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

**OWNERSHIP NAME**

I R &amp; Y ROWE

**FINANCIAL YEAR**

2024-2025

**PROPERTY DESCRIPTION**

U1 14 KELSEY ST / KIDMAN PARK SA 5025 / LT 83 C42200

**ASSESSMENT NUMBER**

2514572443

**TITLE REF.**

(A "+" indicates multiple titles)

CT 6243/498

**TAXABLE SITE VALUE**

\$255,000.00

**AREA**

0.0167 HA

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

<b>CURRENT TAX</b>	\$	0.00	<b>SINGLE HOLDING</b>	\$	0.00
<b>- DEDUCTIONS</b>	\$	0.00			
<b>+ ARREARS</b>	\$	0.00			
<b>- PAYMENTS</b>	\$	0.00			
<b>= <u>AMOUNT PAYABLE</u></b>	\$	<b>0.00</b>			

**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** **31/07/2025**

See overleaf for further information

**Government of  
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

**CERTIFICATE OF LAND TAX PAYABLE****PAYMENT REMITTANCE ADVICE****No payment is required on this Certificate**



## Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto:revsupport@sa.gov.au)  
Phone: (08) 8226 3750

## PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <b>Billers Code: 456293</b> <b>Ref: 7001561625</b>  Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> <small>® Registered to BPAY Pty Ltd ABN 69 079 137 518</small>	 <b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a>	 Send your cheque or money order, made payable to the <b>Commissioner of State Taxation</b> , along with this <b>Payment Remittance Advice</b> to:  <b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b>
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**OFFICIAL: Sensitive**

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
25 14572 44 3	CT6243498	5/5/2025	9095	2670404

MITHANY SCOTT  
PO BOX 622  
VICTOR HARBOR SA 5211  
admin@southcc.com.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

Customer: Y & I R ROWE  
Location: U1 14 KELSEY ST KIDMAN PARK LT83 C42200  
Description: 4HCP Capital Value: \$ 490 000  
Rating: Residential

### Periodic charges

Raised in current years to 30/6/2025

			\$
	Arrears as at: 30/6/2024	:	0.00
Water main available: 13/7/2020	Water rates	:	314.40
Sewer main available: 13/7/2020	Sewer rates	:	347.80
	Water use	:	568.58
	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	:	993.20CR
	Balance outstanding	:	237.58

Degree of concession: 00.00%  
Recovery action taken: ACCOUNT SENT

Next quarterly charges: Water supply: Not declared Sewer: Not declared Bill: 23/7/2025

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

The last Water Use Year ended on 02/07/2024.

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

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

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

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

## South Australian Water Corporation

Name:  
Y & I R ROWE

Water & Sewer Account  
Acct. No.: 25 14572 44 3

Amount: \_\_\_\_\_

Address:  
U1 14 KELSEY ST KIDMAN PARK LT83  
C42200

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### Payment Options

**EFT**

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	2514572443



Bill code: 8888  
Ref: 2514572443

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](http://bpay.com.au)



Paying online

Pay online at [www.sawater.com.au/paynow](http://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: 2514572443



**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](http://sawater.com.au)