

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 6018 Folio 737

**Parent Title(s)** CT 6006/129  
**Creating Dealing(s)** AP 11004511  
**Title Issued** 18/09/2008      **Edition** 2      **Edition Issued** 20/06/2009

## Estate Type

FEE SIMPLE

## Registered Proprietor

EVADNE BERRINA PURDY  
OF 6 FIFTH AVENUE WARRADALE SA 5046

## Description of Land

LOT 1 PRIMARY COMMUNITY PLAN 24526  
IN THE AREA NAMED WARRADALE  
HUNDRED OF NOARLUNGA

## Easements

NIL

## Schedule of Dealings

NIL

## Notations

**Dealings Affecting Title** NIL

**Priority Notices** NIL

### Notations on Plan

Lodgement Date	Dealing Number	Description	Status
08/02/2008	10895796	BY-LAWS	FILED

**Registrar-General's Notes** NIL

**Administrative Interests** NIL

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

Section 7 of Land and Business (Sale and Conveyancing) Regulations



Certificate No: **106535**

Date: **Friday, 24 January 2025**

Receipt No:

Reference No:

Fax No:

PO Box 21, Oaklands Park  
South Australia 5046

245 Sturt Road, Sturt  
South Australia 5047

T (08) 8375 6600

F (08) 8375 6699

E [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)

**Searchlight Technology**  
**PO Box 232**  
**RUNDLE MALL SA 5000**

## CERTIFICATE

*Section 187 of the Local Government Act*

Assessment Number: **334268**  
Valuer General No.: **1025299808**  
Property Description: **Lot: 1 CP: 24526 CT: 6018/737**  
Property Address: **6 Fifth Avenue WARRADALE 5046**  
Owner: **E B Purdy**

*Additional Information:*

*I certify in terms of Section 187 of the Local Government Act the following rates and charges are outstanding as at the date of this certificate:*

Rates/Natural Resources Levy:		Total
<b>Rates for the current year</b> (includes Regional Landscape Levy)		\$ 1,883.69
Overdue/Arrears		\$ 0.00
Interest		\$ 0.00
Adjustments		-\$ 0.04
Legal Fees		\$ 0.00
Less Payments Received		-\$ 943.65
Less Capping Rebate (if applicable)		\$ 0.00
Less Council Rebate		\$ 0.00
<b>Debtor:</b>	Monies outstanding (which are a charge on the land) in addition to Rates due	\$ 0.00
<b>Total Outstanding</b>		<b>\$ 940.00</b>

**Please be advised:** The first instalment is due **2<sup>st</sup> September 2024** with four quarterly instalments falling due on 02/09/2024, 02/12/2024, 03/03/2025 and 02/06/2025. Fines will be added to any current amount not paid by the due date (at the rate prescribed in the Local Government Act 1999).

**Please phone the Rates Dept on 8375 6600 prior to settlement** to ascertain the exact balance of rates payable including fines if applicable.

**BPAY Details for Council Rates:**

**Biller Code:** **9613**

**Reference Number:** Assessment Number as above

# CERTIFICATE

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

**Searchlight Technology**

**PO Box 232**

**RUNDLE MALL SA 5000**

Assessment No: **334268**

Certificate of Title: **Lot: 1 CP: 24526 CT: 6018/737**

Property Address: **6 Fifth Avenue WARRADALE 5046**

Owner: **E B Purdy**

***Prescribed information statement in accordance with Section 7 of the Land and Business (Sale and Conveyancing) Act 1994:***

<b><i>Development Act 1993 (repealed)</i></b>	
section 42– Condition (that continues to apply) of a development authorisation?	100/2009/2278 100/2007/994
section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	Nil
section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	Nil
section 55—Order to remove or perform work	Nil
section 56—Notice to complete development	Nil
section 57—Land management agreement	Nil
section 69—Emergency order	Nil
section 71—Fire safety notice	Nil
section 84—Enforcement notice	Nil
section 85(6), 85(10) or 106—Enforcement order	Nil
Part 11 Division 2—Proceedings	Nil

***Planning, Development and Infrastructure Act 2016***

Part 5 – Planning and Design Code	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?	Click the link to check if a Code Amendment applies:  <a href="#">Code Amendment Map Viewer</a>
	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	See attached PlanSA Data Extract
	Is there a State heritage place on the land or is the land situated in a State heritage area?	
	Is the land designated as a local heritage place?	
	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?	
section 127—Condition (that continues to apply) of a development authorisation		
section 192 or 193—Land management agreement		
section 141—Order to remove or perform work		
section 142—Notice to complete development		Nil
section 155—Emergency order		Nil
section 157—Fire safety notice		Nil
section 198(1)—Requirement to vest land in a council or the Crown to be held as open space		Nil

section 198(2)—Agreement to vest land in a council or the Crown to be held as open space	Nil
Part 16 Division 1—Proceedings	Nil
section 213—Enforcement notice	Nil
section 214(6), 214(10) or 222—Enforcement order	Nil
<b><i>Repealed Act conditions</i></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)	Nil
<b><i>Fire and Emergency Services Act 2005</i></b>	
section 105F (or section 56 or 83 (repealed)—Notice to take action to prevent outbreak or spread of fire	Nil
<b><i>Food Act 2001</i></b>	
section 44—Improvement notice	Nil
section 46—Prohibition order	Nil
<b><i>Housing Improvement Act 1940 (repealed)</i></b>	
section 23—Declaration that house is undesirable or unfit for human habitation	Nil
<b><i>Local Government Act 1934 (repealed)</i></b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<b><i>Local Government Act 1999</i></b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<b><i>Local Nuisance and Litter Control Act 2016</i></b>	
section 30—Nuisance or litter abatement notice	Nil
<b><i>Land Acquisition Act 1969</i></b>	

section 10—Notice of intention to acquire	Nil
<b><i>Public and Environmental Health Act 1987 (repealed)</i></b>	
Part 3—Notice	Nil
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval</i>	Nil
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)</i>	Nil
<b><i>South Australian Public Health Act 2011</i></b>	
section 92—Notice	Nil
<i>South Australian Public Health (Wastewater) Regulations 2013 Part 4—Condition (that continues to apply) of an approval</i>	Nil
<b>Particulars of building indemnity insurance</b>	See Attached

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

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

**No**

Description of the nature of the development(s) approved:

Note—

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

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

*It should be noted that—*

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

The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales Conveyancing) Act 1994.

Only that 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 other charges or encumbrances affect the subject land.

I, Kellie Parker, Administration Officer of the City of Marion certify that the information provided in these responses is correct.

Sign:



**Date: Friday, 24 January 2025**

## DECISION NOTIFICATION FORM

### DEVELOPMENT ACT 1993

**DEVELOPMENT APPLICATION NUMBER:** 100/994/2007  
**DATED:** 16/07/2008  
**REGISTERED ON:** 16/07/2008

### STAGE 2

<b>TO:</b>	Strategy Urban Projects 13 Everard Street Glen Osmond SA 5064
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#### LOCATION OF PROPOSED DEVELOPMENT

6 Fifth Avenue Warradale 5046  
 Lot: 95 FP: 146123 CT: 5422/319

#### DESCRIPTION OF PROPOSED DEVELOPMENT

STAGE 2 - FOUR S/S GROUP DWELLINGS - SUPERSTRUCTURE

*In respect of this proposed development you are informed that:*

NATURE OF DECISION	DECISION	DATE OF DECISION	NUMBER OF CONDITIONS
Development Plan Consent	Granted	20/07/2007	12
Building Rules Consent	Granted (by Private Certifier)	Stage 1 14/05/2008 Stage 2 16/07/2008	0 0
<b>DEVELOPMENT APPROVAL</b>	Granted	17/07/2008	12

The building classification under the Building Code is Class 1A and 10A.

Conditions imposed on this consent and the reasons for imposing those conditions are set out in the attached sheet(s). Important information that may affect this consent can also be found under 'NOTES' and on the back of this page.



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<b>DEVELOPMENT APPLICATION NUMBER:</b>	100/994/2007
<b>APPLICANT:</b>	Strategy Urban Projects
<b>LOCATION:</b>	6 Fifth Avenue Warradale 5046 Lot: 95 FP: 146123 CT: 5422/319
<b>DESCRIPTION OF DEVELOPMENT:</b>	STAGE 2 - FOUR S/S GROUP DWELLINGS – SUPERSTRUCTURE
<b>DECISION:</b>	Development Approval Granted
<b>DATE OF DECISION:</b>	17/07/2008

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## DEVELOPMENT PLAN CONSENT

GRANTED

### Reasons For Decision:

Consent is granted as the proposed development is considered to accord sufficiently with the provisions of the Development Plan.

The following conditions have been imposed to reasonably ensure that the development will not impair the orderly and proper planning of the locality or detrimentally affect the amenity of the locality, having particular regard to the Objectives and Principles of Development Control applicable to such a use in the locality.

### Conditions of Consent:

- (1) The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No.100/994/2007 except when varied by the following conditions of consent.
- (2) All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of trees, shrubs and groundcovers prior to the occupation of the premises to the reasonable satisfaction of the Council.
- (3) All existing vegetation nominated to be retained and all new vegetation to be planted shall be nurtured and maintained in good health and condition at all times with any diseased or dying plants being replaced, to the reasonable satisfaction of the Council.
- (4) All car parking, driveways and vehicle manoeuvring areas shall be constructed of concrete or paving bricks and drained in accordance with recognised engineering practices prior to occupation of the premises.

- (5) Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.
- (6) Stormwater from the structure approved herein shall be collected and directed into a detention tank (or tanks) which are sized and installed in accordance with the specifications contained in Council's Information Sheet "Stormwater Detention" to the reasonable satisfaction of the Council (copies of relevant documents are attached).
- (7) All stormwater from buildings and paved areas shall be disposed of in accordance with the approved plans and details prior to the occupation of the premises to the reasonable satisfaction of the Council.
- (8) The stormwater collection and disposal system shall be connected to the street watertable (inclusive of any system that connects to the street watertable via detention or rainwater tanks) immediately following roof completion and gutter and downpipe installation.
- (9) Dust emissions from the site during construction shall be controlled by a dust suppressant or by watering regularly to the reasonable satisfaction of the Council.
- (10) All runoff and stormwater from the subject site during the construction phase must be either contained on site or directed through a temporary sediment trap or silt fence, prior to discharge to the stormwater system, to the reasonable satisfaction of the Council. (Acceptable ways of controlling silt and runoff during construction can be found in the Stormwater Pollution Prevention Code of Practice issued by the Environment Protection Authority).
- (11) Measures to prevent silt and mud from vehicle tyres and machinery being transported onto the road shall be installed and maintained at all times during the construction phase of the development, to the reasonable satisfaction of the Council. (A suggested measure is to install a gravelled construction exit with wash down facilities).
- (12) All hard waste must be stored on-site in such a manner so as to prevent any materials entering the stormwater system either by wind or water action.

## **BUILDING RULES CONSENT**

**GRANTED**

### Conditions of Consent:

Please refer to the attached copy of your Private Certifier's Building Rules Consent for Conditions of Consent (if applicable).

## NOTES:

### General:

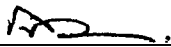
- (1) The applicant is reminded that Development Approval from the Council is required for any retaining wall over one metre in height, any masonry fence over one metre in height, any non-masonry fence (eg colorbond, wood paling, brush etc) over two metres in height, and any retaining wall with a fence on top with a total height over 2m in height (measured from the lower of the two adjacent ground levels).
- (2) Before commencing any site works, a temporary vehicular access to the property for machinery, delivery of building materials and general vehicles should be provided. In the case where no driveway invert exists, the kerb can be saw cut and removed at the intended location for the new driveway invert to provide the necessary temporary access. In addition, if a paved Council footpath exists, this should also be removed in alignment with the removed section of kerb. The applicant should also take note of other information provided regarding use of, damage to and construction on Council owned land.
- (3) In assessing your application it has been determined that it is likely that you will be undertaking work that may affect the stability of adjoining land. Section 60 of the Development Act 1993 and Regulation 75 of the Development Regulations 1993, prescribe that your neighbour has a right to be notified by you 28 days prior to you undertaking that work. This is to enable your neighbour to obtain a report for which you are obliged to pay, that specifies any work that is required to be undertaken to ensure the stability of your neighbour's property is maintained during and following the undertaking of the work you propose. You should make yourself aware of these requirements before proceeding.
- (4) Council requires at least one business days notice of the following stages of building work:-
  - a) prior to the placement of any concrete for footings or other structural purposes (Note - Where an engineer carries out an inspection, Council will also require a copy of the inspection certificate); and
  - b) at the completion of wall and roof frames prior to the fixing of any internal linings.
- (5) On completion of building work, the Development Act requires the owner of the land on which the building work is carried out to provide to the relevant authority a signed Statement of Compliance by either a registered building work supervisor or private certifier declaring that the building work carried out is in accordance with the relevant approvals (pursuant to Regulation 83AB of the Development Regulations 1993).

### Appeal Rights:

- (1) If you are not satisfied with this decision, there may be a right of appeal to you. Applicants have the right to appeal against a refusal or the imposition of any conditions or requirements on any consent issued, unless the application was for a non-complying kind of development. An appeal by an applicant must be lodged within two (2) months of receiving notice of the decision. Where Category Three public notification was involved, persons who lodged written representations during the formal consultation period, have the right to appeal against any decision made on that application. An appeal by a third party must be lodged within fifteen (15) business days of the date of the decision. All appeals are lodged with the Environment, Resources and Development Court, Sir Samuel Way Building, Victoria Square, Adelaide, telephone: 8204 0300.

### Approval Timeframes:

- (1) The proposed development must:
- be substantially commenced within twelve months from the date full Development Approval is granted; and
  - be completed within three years of full Development Approval being granted
- noting that the operative date of any consent or approval, is subject to any appeal where applicable being finally determined.

<b>Signed:</b>	 <b>Alex Wilkinson</b> <b>Authorised Officer</b>
<b>Date:</b>	17 / 07 / 2008.

Our Reference:

21508-2

# DECISION NOTIFICATION FORM

## SCHEDULE 11



Building Surveyor and Consultant

24 Tyson Street  
 ASHFORD SA 5035  
 Phone: (08) 8293 7346  
 Fax: (08) 8351 5640  
 Mobile: 0438 123 617  
 Email: georgecap@adam.com.au

Development Application: Dated 18 May 2007  
 Registered 18 May 2007

Development Application No: 100/994/2007

To: CORPORATION OF THE CITY OF MARION  
 PO Box 21  
 OAKLANDS PARK SA 5046

Applicant (on behalf of the owner): Strategy Urban Projects  
 13 Everard Street,  
 GLEN OSMOND SA 5064

Location of Proposed Development: Lot 95 (No 6) Fifth Avenue, WARRADALE

Nature of Proposed Development : Four single storey group dwellings  
Stage 2: superstructure

Building Classification Assigned : Class 1a & 10a to each dwelling

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted (Yes/No)	Date of Decision	No of Conditions
Development Plan Consent	Yes	20/07/07	12
Building Rules Consent	Yes	16/07/08	-

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

Signed:



George Capetanakis



Private Certifier

Date:

16 July 2008



Sheets attached

**NOTE:** No work can commence on this development unless a Development Approval has been obtained. The owner must not commence, or authorize the commencement of, any site works or building work or change the use of the land until Notification of Development Approval has been granted.

## **CONDITIONS OF BUILDING RULES CONSENT / FURTHER INFORMATION - SECTION 42**



Building Surveyor and Consultant

DEVELOPMENT APPLICATION No :

100/994/2007

**PROPOSED DEVELOPMENT :** Four single storey group dwellings  
at Lot 95 (No 6) Fifth Avenue,  
WARRADALE  
Stage 2: superstructure

24 Tyson Street  
ASHFORD SA 5035  
Phone: (08) 8293 7346  
Fax: (08) 8293 1007  
Mobile: 0438 123 617  
Email: georgecap@adam.com.au

**CLASSIFICATION :** Each dwelling is classified as a **Class 1a & 10a**.

Building Rules Consent is issued subject to the following Conditions and Notes:

### **CONDITIONS:**

Unconditional Consent.

### **NOTES:**

**Notifications of stages of building work** - The person proposing to undertake building work on land (or who is in charge of such work) must be aware of their obligation to give the Council notice at stages prescribed in Reg. 74.

**Proprietary type materials & products** - This consent is issued on the understanding that the proprietary type materials and products as specified on the plans or specifications are to be selected and installed in accordance with the manufacturer's recommendations and relevant standards.

**Termite Protection** - A durable notice must be permanently fixed to the building in a prominent location, such as a meter box or the like, indicating:-

- a) the method of protection; and
- b) the date of installation of the system; and
- c) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and
- d) the installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity.

**Written statement of compliance** - In accordance with Reg. 83AB a written statement declaring that the building work was carried out in accordance with the relevant Development Approval (disregarding any variation of a minor nature which has no adverse effect on the structural soundness or safety of the dwelling or on the health of the occupants) must be provided to the relevant authority within 10 business days of occupation of the building (copy of Statement of Compliance enclosed).

**Footings** - The footings have been checked only for compliance with the minimum allowable requirements prescribed in AS2870. The owner is advised to refer to the footing construction report or seek advice from the engineer in this matter.

The owner's attention is drawn to Appendix B of AS2870 'Performance Requirements and Foundation Maintenance'.

**Steel Wall & Roof Framing** - Steel wall and roof framing shall be constructed and braced in accordance with AS 3623 – 1993 *Domestic metal framing* or AS/NZS 4600 *Cold formed steel structures*.

**Wet areas** – Wet area details including floor grades, set-downs and impervious surfaces shall comply with AS3740-2004 and Minister's Specification SA F1.7, including provision of drainage flanges.

**Building work affecting adjoining land** - Building Owner and/or person/s undertaking building work must be aware of their obligation to notify the adjoining owner if the building work is likely to affect adjoining land, as prescribed in Reg. 75 (*Building work affecting adjoining land*). The location design and capacity of storm water discharge from the property must be approved by Council. Storm water disposal systems must be completed by the finish of the construction of the building.

**Compliance with other legislation** - This report does not imply compliance with the Electricity Trust of South Australia Act 1946, as amended, or with the (State) Equal Opportunity Act 1984, or with the Commonwealth Disability Discrimination Act 1993, as amended, or with any other Act imposing requirements on the builder, occupier and/or owner. It is the responsibility of the owner and/or the person/s undertaking the building work to ensure compliance with same.



George Capetanakis  
Private Certifier

16 July 2008

## Residential Builders' Warranty Insurance

### Certificate of Insurance

**Policy Number:** 62-0005943-BWI-24

**Date Issued:** 17/04/2008

LEVEL 13, 45 PIRIE ST  
ADELAIDE  
SA 5000  
Phone: 0882022300  
Fax: 0882312246  
ABN: 78 003 191 035  
AFS License No: 239545



STRATEGY P/L & GRANULE P/L

13

EVERARD STREET GLEN OSMOND  
5064

**Name of Intermediary**  
GUARDIAN INSURANCE  
BROKERS P/L

**Account Number**

62-0003162

### Policy Schedule Details

#### Certificate in Respect of Insurance

Domestic Building Contract

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

**In Respect of** NEW SINGLE DWELLING CONSTRUCTION CONTRACT

**At** 6 FIFTH (DW1) AVENUE  
WARRADALE SA 5046

**Carried Out By** BUILDER  
MCCRACKEN HOMES (MARKETING) PL  
ABN: 81 075 164 948

**Declared Contract Price** \$173,809.00

**Contract Date** 28/02/2008

**Builders Registration No.** U 178715

**Building Owner / Beneficiary** STRATEGY P/L & GRANULE P/L

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

#### For and behalf of

QBE Insurance (Australia) Limited

#### IMPORTANT NOTICE:

This Certificate must be read in conjunction with the Policy Wording and kept in a safe place.

These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

CITY OF MARRION  
DEVELOPMENT SERVICES

16 JUL 2008

RECEIVED





**DEVELOPMENT APPLICATION NUMBER:** 100/2278/2009  
**APPLICANT:** Utter Gutters  
**LOCATION:** 6 Fifth Avenue Warradale 5046  
Lot: 1 CP: 24526 CT: 6018/737  
**DESCRIPTION OF DEVELOPMENT:** Dwelling Addition - Verandah  
**DECISION:** Development Approval Granted  
**DATE OF DECISION:** 16/11/2009

## **DEVELOPMENT PLAN CONSENT**

**GRANTED**

### Reasons For Decision:

Consent is granted as the proposed development is considered to accord sufficiently with the provisions of the Development Plan.

The following conditions have been imposed to reasonably ensure that the development will not impair the orderly and proper planning of the locality or detrimentally affect the amenity of the locality, having particular regard to the Objectives and Principles of Development Control applicable to such a use in the locality.

### Conditions of Consent:

- (1) The development shall be constructed and maintained in accordance with the plans and details submitted with and forming part of Development Application No.100/2278/2009 except when varied by the following conditions of consent.
- (2) All buildings and paved areas shall be connected to a stormwater collection and disposal system that is connected to the street watertable or, where relevant, back of block drainage pipes.

## **BUILDING RULES CONSENT**

**GRANTED**

### Conditions of Consent:

- (1) The structure shall be constructed in accordance with the manufacturers certified design for the relevant wind speed, and shall be securely braced and tied to the footings.

## NOTES:

### General:

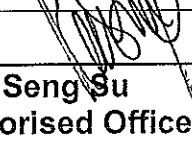
nil

### Appeal Rights:

- (1) If you are not satisfied with this decision, there may be a right of appeal to you. Applicants have the right to appeal against a refusal or the imposition of any conditions or requirements on any consent issued, unless the application was for a non-complying kind of development. An appeal by an applicant must be lodged within two (2) months of receiving notice of the decision. Where Category Three public notification was involved, persons who lodged written representations during the formal consultation period, have the right to appeal against any decision made on that application. An appeal by a third party must be lodged within fifteen (15) business days of the date of the decision. All appeals are lodged with the Environment, Resources and Development Court, Sir Samuel Way Building, Victoria Square, Adelaide, telephone: 8204 0300.

### Approval Timeframes:

- (1) The proposed development must:
- be substantially commenced within twelve months from the date full Development Approval is granted; and
  - be completed within three years of full Development Approval being granted noting that the operative date of any consent or approval, is subject to any appeal where applicable being finally determined.

<b>Signed:</b>	
	How Seng Su Authorised Officer
<b>Date:</b>	17, 11, 09

Cc:

E B Purdy  
6 Fifth Avenue  
Warradale SA 5046

## Data Extract for Section 7 search purposes

Valuation ID 1025299808

**Data Extract Date:** 24/01/2025

**Parcel ID:** C24526 FL1

**Certificate Title:** CT6018/737

**Property Address:** 6 FIFTH AV WARRADALE SA 5046

### Zones

General Neighbourhood (GN)

### Subzones

No

### Zoning overlays

#### Overlays

##### **Airport Building Heights (Regulated) (All structures over 110 metres)**

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

##### **Affordable Housing**

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

##### **Building Near Airfields**

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

##### **Hazards (Flooding - General)**

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

### **Prescribed Wells Area**

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

### **Regulated and Significant Tree**

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

### **Stormwater Management**

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

### **Urban Tree Canopy**

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

## **Is the land situated in a State Heritage Place/Area**

No

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

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

## **Is the land designated as a Local Heritage Place**

No

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

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

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

No

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

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

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

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

## Associated Development Authorisation Information

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

No

## Land Management Agreement (LMA)

No

# Property Interest Report

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

Title Reference	CT 6018/737	Reference No. 2642503
Registered Proprietors	E B*PURDY	Prepared 23/01/2025 14:12
Address of Property	6 FIFTH AVENUE, WARRADALE, SA 5046	
Local Govt. Authority	THE CORPORATION OF THE CITY OF MARION	
Local Govt. Address	PO BOX 21 OAKLANDS PARK SA 5046	

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 has no record of any conditions that continue to apply, affecting this title

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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



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

## 6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for 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
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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.</b> <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>  <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> <b><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
- Code Amendment**
- Lot 51 and 52 (86-88) Morphett Road - South Australian Jockey Club Incorporated (SAJC) are proposing to rezone approximately 1.5 hectares of land at 86-88 Morphett Rd Glengowrie, from the Recreation Zone to the Urban Neighbourhood Zone. For more information, refer to the 'Code Amendments' page on the PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone 1800752664.
- Code Amendment**
- Southern Suburbs Residential Policy – Marion Council is seeking to rezone land across Darlington, Hallett Cove, Marino, O'Halloran Hill, Seaciff Park, Seacombe Heights, Seaview Downs, Sheidow Park and Trott Park (the Affected Area), to provide a consistent policy approach to sloping land that facilitates opportunity for subdivision and redevelopment where appropriate. For more information, refer to the 'Code Amendments' page on the PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone PlanSA on 1800752664.
- Code Amendment**
- Centre Zone Adjustment - Marion Council seeks to align the most appropriate zone and policy to each affected site and existing land use, to enable/support more efficient and effective future planning outcomes. For more information, refer to the 'Code Amendments' page on the PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone PlanSA on 1800752664.
- Code Amendment**
- Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).

### **Code Amendment**

Morphettville/Glengowrie Horse Related Activities - Marion Council is proposing to amend the planning policy relating to land located adjacent the Morphettville

Racecourse on the southern side of Bray Street in Morphettville and the western side of Morphett Road in Glengowrie. For more information, refer to the 'Code Amendments' page on the PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone PlanSA on 1800752664.

#### Code Amendment

Accommodation Diversity - The State Planning Commission is proposing refinements to policy to provide more flexibility in housing design to encourage housing choices to meet the needs of South Australians. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations) or phone PlanSA on 1800 752 664.

#### Code Amendment

Assessment Improvements - proposes a series of technical amendments to the Code informed through the experience of planning practitioners and other users to improve assessment outcomes. The Code Amendment forms part of the Government of South Australia's response to the Planning System Implementation Review; it will implement some of the recommendations of the Expert Panel that were supported by the Government. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations) or phone PlanSA on 1800 752 664.

29.2	section 127 - Condition (that continues to apply) of a development authorisation <i>[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
29.3	section 139 - Notice of proposed work and notice may require access	Contact the vendor for these details
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title  also  Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title  also  Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title  also  Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title  also  Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  also

Contact the Local Government Authority for other details that might apply

- 29.11 section 198(2) - Agreement to vest land in a council or the Crown to be held as open space  
State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  
also

Contact the Local Government Authority for other details that might apply

- 29.12 Part 16 Division 1 - Proceedings  
Contact the Local Government Authority for details relevant to this item  
also

Contact the vendor for other details that might apply

- 29.13 section 213 - Enforcement notice  
State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  
also

Contact the Local Government Authority for other details that might apply

- 29.14 section 214(6), 214(10) or 222 - Enforcement order  
Contact the Local Government Authority for details relevant to this item  
also  
State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

### 30. ***Plant Health Act 2009***

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

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

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

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

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

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



33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

### **34. *Water Industry Act 2012***

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

**An SA Water Certificate will be forwarded.  
If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**

also

The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title

also

Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.

also

Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.

also

Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.

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

35.1 section 18 - Condition (that remains in force) of a permit

DEW has no record of any condition affecting this title

35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy

DEW has no record of any notice affecting this title

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

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

## Other Particulars

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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

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

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

## Notices

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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).

## Certificate of Title

**Title Reference:** CT 6018/737

**Status:** CURRENT

**Parent Title(s):** CT 6006/129

**Dealing(s) Creating Title:** AP 11004511

**Title Issued:** 18/09/2008

**Edition:** 2

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
04/06/2009	20/06/2009	11190686	TRANSFER	REGISTERED	EVADNE BERRINA PURDY
04/06/2009	20/06/2009	11190685	DISCHARGE OF MORTGAGE	REGISTERED	10885805
22/01/2008	12/02/2008	10885805	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION

## Certificate of Title

**Title Reference** CT 6018/737  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 15020506  
**Address for Notices** 6 FIFTH AVE WARRADALE 5046  
**Area** 290m<sup>2</sup> (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

EVADNE BERRINA PURDY  
OF 6 FIFTH AVENUE WARRADALE SA 5046

## Description of Land

LOT 1 PRIMARY COMMUNITY PLAN 24526  
IN THE AREA NAMED WARRADALE  
HUNDRED OF NOARLUNGA

## Last Sale Details

**Dealing Reference** TRANSFER (T) 11190686  
**Dealing Date** 03/06/2009  
**Sale Price** \$430,000  
**Sale Type** TRANSFER FOR FULL MONETARY CONSIDERATION

## Constraints

### Encumbrances

NIL

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
1025299808	CURRENT	6 FIFTH AVENUE, WARRADALE, SA 5046

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
08/02/2008 11:50	10895796	BY-LAWS	FILED

## Registrar-General's Notes

NIL

## Administrative Interests

NIL

## Valuation Record

Valuation Number	1025299808
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/2008
Property Location	6 FIFTH AVENUE, WARRADALE, SA 5046
Local Government	MARION
Owner Names	EVADNE BERRINA PURDY
Owner Number	15020506
Address for Notices	6 FIFTH AVE WARRADALE 5046
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	4H DG
Local Government Description	Residential

## Parcels

Plan/Parcel	Title Reference(s)
C24526 LOT 1	CT 6018/737

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$400,000	\$740,000			
Previous	\$370,000	\$670,000			

## Building Details

---

<b>Valuation Number</b>	1025299808
<b>Building Style</b>	Conventional
<b>Year Built</b>	2009
<b>Building Condition</b>	Very Good
<b>Wall Construction</b>	Rendered
<b>Roof Construction</b>	Tiled (Terra Cotta or Cement)
<b>Equivalent Main Area</b>	131 sqm
<b>Number of Main Rooms</b>	4

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



## Certificate of Title

Title Reference: CT 6018/737  
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
08/02/2008	13/03/2008	10895796	BY-LAWS	FILED	C24526

## Registrar-General's Notes

No Registrar-General's Notes exist for this title



ABN 19 040 349 865  
Emergency Services Funding Act 1998

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

The details shown are current as at the date of issue.

PIR Reference No: 2642503

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

## DATE OF ISSUE

24/01/2025

## ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

## OWNERSHIP NUMBER

15020506

## OWNERSHIP NAME

E B PURDY

## PROPERTY DESCRIPTION

6 FIFTH AVE / WARRADALE SA 5046 / LT 1 C24526

## ASSESSMENT NUMBER

1025299808

## TITLE REF.

(A "+" indicates multiple titles)

CT 6018/737

## CAPITAL VALUE

\$740,000.00

## 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  
\$ 278.80  
\$ 220.80  
\$ 46.00  
\$ -62.00  
\$ 0.00

## Please Note:

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

## EXPIRY DATE

24/04/2025



Government of  
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

**PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE**

**Online at:**

**OR**

**By Post to:**

**[www.revenuesaonline.sa.gov.au](http://www.revenuesaonline.sa.gov.au)**

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001

**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: 2642503

**DATE OF ISSUE**

24/01/2025

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

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

**OWNERSHIP NAME**

E B PURDY

**FINANCIAL YEAR**

2024-2025

**PROPERTY DESCRIPTION**

6 FIFTH AVE / WARRADALE SA 5046 / LT 1 C24526

**ASSESSMENT NUMBER**

1025299808

**TITLE REF.**

(A "+" indicates multiple titles)

CT 6018/737

**TAXABLE SITE VALUE**

\$400,000.00

**AREA**

0.0291 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****24/04/2025****Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

## CERTIFICATE OF LAND TAX PAYABLE

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

**PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE**

**Online at:**

**OR**

**By Post to:**

**[www.revenuesaonline.sa.gov.au](http://www.revenuesaonline.sa.gov.au)**

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001

Account Number 10 25299 80 8	L.T.O Reference CT6018737	Date of issue 24/1/2025	Agent No. 9030	Receipt No. 2642503
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DIVINE FORMS  
SHOP 20  
1007-1009 NORTH EAST RD  
RIDGEHAVEN SA 5097  
chantel@divineconveyancing.com

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

Customer: EB PURDY  
Location: 6 FIFTH AVE WARRADALE LT 1 C24526  
Description: 4H DG      Capital Value: \$ 740 000  
Rating: Residential

### Periodic charges

Raised in current years to 31/12/2024

				\$
	Arrears as at: 30/6/2024	:		0.00
Water main available:	1/7/2008	Water rates	:	157.20
Sewer main available:	1/7/2008	Sewer rates	:	230.14
		Water use	:	57.08
		SA Govt concession	:	206.10CR
		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	:	238.32CR
		Balance outstanding	:	0.00

Degree of concession: 100.00%      Date granted: 16/6/2009      Date terminated: 30/11/2024

Recovery action taken: FULLY PAID

Next quarterly charges:      Water supply: 78.60      Sewer: 115.07      Bill: 29/1/2025

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

The last Water Use Year ended on 22/04/2024.

MAINS WATER USE CHARGE of \$110.28 should be added to the Balance Outstanding above.

From 1/7/2015, Save the River Murray Levy charges no longer apply.

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:  
EB PURDY

Water & Sewer Account  
Acct. No.: 10 25299 80 8

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

Address:  
6 FIFTH AVE WARRADALE LT 1 C24526

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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:	1025299808



Bill code: 8888  
Ref: 1025299808

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: 1025299808



**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)



STATEMENT PURSUANT TO SECTION 139 OF THE COMMUNITY TITLES ACT 1996



Date of Statement: 24 January 2025

**Community Lot** in respect of which the Statement is issued: Lot 1 in **Community Plan No. 24526 at Fifth Avenue, 6 Fifth Avenue, WARRADALE SA 5046**

Person requesting certificate: **Name:** Toni Buntain  
**Address:** Searchlight Technology

The Community corporation certifies the following with respect to the Lot being the subject of this Statement:

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

**Number of instalments payable per year (if contributions payable by instalments) 4**

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

Amount	Dates due
<b>\$450.00</b>	<b>01 Jan 2025 to 31 Mar 2025 (Paid)</b>
\$450.00	01 Apr 2025 to 30 Jun 2025 (Not yet due)
\$450.00	01 Jul 2025 to 30 Sep 2025 (Not yet due)
\$450.00	01 Oct 2025 to 31 Dec 2025 (Not yet due)

Amount owing \$0.00  
Interest due on unpaid levies \$0.00  
Amount in credit for prepaid levies \$0.00

**Sinking fund – contributions payable by regular periodic instalments or lump sum (section 76(1))**

Total amount last determined with respect to the lot

**Number of instalments payable per year (if contributions payable by instalments) 4**

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

Amount	Dates due
<b>\$45.00</b>	<b>01 Jan 2025 to 31 Mar 2025 (Paid)</b>
\$45.00	01 Apr 2025 to 30 Jun 2025 (Not yet due)
\$45.00	01 Jul 2025 to 30 Sep 2025 (Not yet due)
\$45.00	01 Oct 2025 to 31 Dec 2025 (Not yet due)

Amount owing \$0.00  
Interest due on unpaid levies \$0.00  
Amount in credit for prepaid levies \$0.00

**Contribution Recovery:** As per the Act 'The Corporation may recover an unpaid contribution such as debt from the unit holder of the unit in respect of which the contribution is payable (If Outstanding levies are unpaid/not adjusted at the time of settlement then it would be the New Owners to clear the dues).

**Special contributions**

None

**Particulars of Assets and Liabilities of the Corporation**

Please refer to the copy of the Balance Sheet attached, at the date of this Statement.

**Particulars of any Expenditure**

(a) Incurred by the Corporation

*As per the Minutes provided: Further, we were appointed as Managers in 2018, as such we take no responsibility for the accuracy of any information provided prior to our management.*

(b) Resolved to be incurred to which the unit holder must, or is likely to be required to, contribute

*As per the Minutes provided: Further, we were appointed as Managers in 2018, as such we take no responsibility for the accuracy of any information provided prior to our management.*

**Please Note:** This property is part of a Strata/Community plan, additional approval for pets may be required. This process involves seeking consent from the corporation, which may include a notice period and additional fees. Approval is not guaranteed and is subject to the rules and regulations of the Strata/Community plan.

**Documents Supplied**

- Minutes of general meetings of the corporation and meetings of the management committee for the last two years

- Statement of Accounts of the corporation last prepared by the corporation
- The By-laws for the time being in force
- The current policies of insurance taken out by the corporation

### Insurance policies

Particulars of all insurance policies taken out by the Community corporation.

Policy No. SOAI2300004 Strata Community Insurance

1

Type: Strata Broker: Honan Insurance

Premium: \$727.62 Paid on: 28/03/2024 Policy start date: 15/04/2024 Next due: 15/04/2025

Cover	Sum insured	Excess	Notes
Community Property	\$50,000.00	\$500.00	
Common Area Contents	\$500.00	\$500.00	
Public Liability	\$20,000,000.00	\$500.00	
Fidelity	\$100,000.00	\$500.00	
Office Bearers	\$250,000.00	\$500.00	
Flood	Included	\$500.00	
Voluntary Workers	\$200,000/\$2,000	\$500.00	
Government Audit Costs	\$25,000.00	\$500.00	
Appeal Expenses	\$100,000.00	\$500.00	
Legal Defence Expenses	\$50,000.00	\$500.00	
Policy Excess		\$500.00	

### NOTE:

*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.*

*We advise you to contact the Office prior to settlement to get any updates. Upon settlement, the Purchaser should contact the office ASAP to ensure that their contact information is updated in our system, and levies can be paid without reminder and arrears fees being applied.*

*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: [office@stratarama.com.au](mailto:office@stratarama.com.au) or (08) 8276 0426.*

**\*Stratarama takes no responsibility for the accuracy of any documents provided, which have been sourced from archived records prior to our management.**

This Statement was prepared on behalf of Community Corporation 24526 Inc by

Lionel Colaco

**Lionel Colaco**



74 Brighton Road, GLENELG SA 5045

# MINUTES OF THE ANNUAL GENERAL MEETING

COMMUNITY CORPORATION 24652 Inc

CORPORATION ADDRESS: 6 Fifth Avenue, WARRADALE SA 5046

DATE: Wednesday the 25<sup>th</sup> of October 2023

TIME: 6.00 PM

VENUE: House of Mr Peter Whitehouse  
Unit 6B/6 Fifth Ave, Warradale SA 5046.

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## PRESENT:

Evadne Purdy	LOT 1
Peter & Susan Whitehouse	LOT 3
Angela Clifton	LOT 4

## PROXY:

IN ATTENDANCE: Mr Lionel Colaco representing Stratarama Pty Ltd.

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## PROCEEDINGS

**QUORUM:** The Manager declared that a quorum was in attendance at this meeting, by way of attendance and/or proxy. 3 of 4 units were represented.

**Declaration of Interest:** All Members (or Nominee) must declare any interest that they may have in relation to any matters being discussed or determined at this meeting. These pecuniary interests may be either direct or indirect in nature.

**Minutes' documentation:** Several sections of the Minutes are repeated and recorded at each meeting. As such those matters may not be discussed to the same extent each year. These appear in full for the benefit of new group Members, so that they may have a strong understanding of the group's decisions.

### 1. Chair:

In accordance with current legislation, the representative from Stratarama may only chair the meeting if a majority of Members present or represented by proxy are in favour. Stratarama have no rights to vote at this meeting, except where exercising a proxy vote in accordance with the wishes of a Member, as their proxy. The Manager advised Members as to the proxies recorded for the meeting and advised that these are available for inspection. It was agreed that the Manager would act as the Secretary for this meeting, chair and record the minutes. Motion Passed.

**MOTION CARRIED**

### 2. Acceptance of Previous Minutes:

Minutes of the last Extra Ordinary General Meeting held by the group on 22<sup>nd</sup> of November 2022 were resolved as a true and correct record of the meeting

**MOTION CARRIED**

- Any outstanding matters arising from previous Minutes are discussed under the appropriate Agenda headings for this meeting.
- Correspondence is available to be accessed by Members via the online unit Owners portal. Each Member has the right to inspect records held by the Corporation and may do so by contacting management to arrange a suitable time during business hours.

3. **Acceptance of Financial reports/ Statements:**

The statement of accounts for the previous financial period were circulated to Members for review prior to the meeting. These financial statements were accepted by Members.

- Audit N.B: An audit of trust accounts held by Stratarama is undertaken annually by an accredited Auditor as required. A copy of the report will be made available annually on the online Owners portal and can be sent to you direct by request to Stratarama.

**Note:** Mr Whitehouse (lot 6A) queried about the ATO income tax return of \$110.00 for which the manager advised as per the instruction received from the tax agent the corporation is compelled to lodge a return irrespective of any income earned in the tax year, furthermore, it was relayed that the manager has requested the tax agent to supply a copy of the ruling so that it can be circulated to all owners across the portfolio.

**MOTION CARRIED**

4. **Appointment of Manager/ Management:**

It was resolved that:

- Stratarama Pty Ltd and/or their Nominee be appointed to assist the Corporation with management services. These services are those delegated as per the **Community Titles Act 1996**.
- Stratarama be remunerated by a primary annual management fee of **\$660.00** inclusive of gst.
- Stratarama be remunerated for other service fees as outlined in the management agreement. The Presiding Officer is authorised to sign this agreement.
- The appointment be made for a period of 12 months from the date of this meeting and that upon expiry, management will continue on a month by month basis until the next meeting or the delegation of powers is revoked.
- Anthony Johnson be appointed as Public Officer to act on behalf of the group in all taxation related matters.
- The services provided by Stratarama Pty Ltd are in accordance with the **Community Titles Act 1996 – section 78A (3)** and per the details outlined in the explanatory pamphlet (available from stratarama.com.au and by direct request of the Member)

**MOTION CARRIED**

5. **Election of Office Bearers & Committee:**

It was resolved that the following appointments be made for the coming period:

- |                      |                  |       |
|----------------------|------------------|-------|
| • Presiding Officer: | Peter Whitehouse | Lot 3 |
| • Treasurer:         | Peter Whitehouse | Lot 3 |
| • Secretary:         | Peter Whitehouse | Lot 3 |

\*Office Bearers do not have the power to vary the common property, grant exclusive rights, authorise any capital works or approve any installations or additions. Office Bearers do not have the power to resolve any matter for which a Special or Unanimous resolution is required. Office Bearers are authorised to oversee routine maintenance of the Corporation and oversee the adherence of Articles.

**MOTION CARRIED**

**Note:** Owners present thanked Mr Whitehouse for all the hard work he carries out himself and have agreed to reimburse any future cost which are borne towards the maintenance of common property.

6. **Insurance; review of Policies and Sums Insured:**

Stratarama advised the Corporation that **Section 103 (1) of the Community Titles Act 1996** requires the Corporation Owners to insure **the common property** for full replacement value or reinstatement value. In accordance with Section 103 (1)(b) a Community Strata scheme generally includes the buildings as common property and in these instances (where shown in the Act, plan or scheme description/ by-laws) the group will ensure the buildings collectively.

In Community schemes however the buildings with-in a Lot are not common property and must be insured individually by the Lot Owner. In accordance with Section 103 (1)(b) a Community Owner also has a responsibility to insure any part of their property including a party wall (building or structure) providing support or shelter to another building or structure on another Lot or common property.

Insurance Policy Breakdown:

Building cover:	\$50,000.00
Public/ Legal Liability:	\$20,000,000
Office Bearers Cover:	\$250,000.00
Fidelity Guarantee Cover:	\$100,000
Flood inclusion Cover:	Refer Policy details

Excess: \$300.00 on all claims

Last Valuation report: None on file Dated: - None of File.

Current Insurer: CHU Strata Insurance Broker: Honan

Renewal date: 15/04/2024

**Excess payments:** Members have previously resolved that; insurance excesses will be payable by the Corporation for common property claims.

**Claims:** Stratarama advises that to ensure claims and insurance renewals are processed correctly, Members must report all possible claims as soon as possible.

**Standing direction:** To ensure compliance of current legislation, the Corporation agree to grant a standing direction to Stratarama Pty Ltd to renew the Corporation insurance (including obtaining quotes and changing Insurers) per direction of the Members at a meeting of the Corporation, or as instructed by the Office Bearers where empowered to do so. It is noted that Stratarama Pty Ltd may receive a commission for placing your insurance of upto 20%. Any commissions payable to Stratarama are disclosed in our management agreement. *Where the Owners insure direct through one of the unit owners Stratarama receive no commission as is the case with this Corporation.*

**Insurance renewal:** Members agreed to retain the current level of cover at this time.

**MOTION CARRIED**

**Insurance Valuation:** Members resolved not to have an insurance valuation.

**MOTION CARRIED**

**PDS & FSG:** Copies of all product disclosure and Financial service guides for your Insurer can be can be easily located by visiting: <https://www.stratarama.com.au/general-information-and-pds/>

**Contents & Landlord Protection covers:** Stratarama advise the group that the Building policy contains neither contents nor landlord protection. The legal/ Public liability covers applied to the building also do not extend to the inside of a Lot/ unit. It is advisable for the Members to individually source these covers even during periods where the unit may be unoccupied. Tenant and Owner contents include such items as carpet, light fittings and curtains. Some options for these covers can be found via the Stratarama website:

<https://www.stratarama.com.au/landlord-and-contents-insurance/>

## 7. General Business / Maintenance:

**Lighting (driveway):** The Manager tabled the two quotes received from the following contractors.

- a) Electric Environs Electrical Solutions - \$3,396.17
- b) CME Electricals - \$4,369.77

Upon reviewing the scopes Mr. Whitehouse (Lot 6B) picked up that Contractor A, had quoted to install 4 x lights compared to contractor B who had quoted to install 6 x lights, after some discussion Mr. Whitehouse (Lot 6B) requested the manager to ask Contractor A to match the scope to install 6 x lights.

The manager will request Electric Environs to provide a revised quote, upon receiving this will be circulated to the Office Bearer and seek further approval. It was further agreed that to cover the cost of the electrical works the corporation will be utilising the existing funds and proposed not to raise a special levy for the works.

**MOTION CARRIED**

**Grounds Maintenance:** Mr. Whitehouse (Lot 6B) advised to all present that prior to this meeting he had attended to the removal of weeds from the driveway as they were not being attended regularly, which is also causing the paver to be uneven, and requested that the corporation seeks a contractor to attend to the works on more regular basis. The manager suggested to seek a quote or asking the current grounds contractor if he can attend to the weeds every three months.

Mr. Whitehouse (lot 6B) will speak with the gardener and will advise the manager of the outcome, so that necessary action is taken.

**MOTION CARRIED**

**Authorised vs Non-approved Repairers:** The Corporation utilise the services of ARM to check, report and monitor the insurances, ABN, licenses and registrations of Contractors used on this site. This has been set to reduce the Corporations potential liability in this area. If the Corporation wishes to use a Contractor that is not Tradesmonitor approved, Stratarama can be instructed by the Office Bearers in writing to do so. It is noted that the Owner may be personally liable for any loss, damage, defective work or public liability claim made, involving any unapproved Contractor.

### a) Administrative Fund Budget:

The budget for the coming period was presented by the Manager. It was resolved that the proposed budget be accepted with **contributions being set annually at \$6,000.00**

Contributions will be raised quarterly according to unit entitlement, as per the budget schedule.

If the costs met by the Corporation in this period is less than the projected budget, the surplus funds will be carried over for future maintenance costs.

**MOTION CARRIED**

### b) Sinking Fund Budget:

The budget for the coming period was presented by the Manager. It was resolved that the proposed budget be accepted with **contributions being set annually at \$600.00.**

Contributions will be raised quarterly according to unit entitlement, as per the budget schedule.

**MOTION CARRIED**

**Levies Due:** Levies will fall due on the following dates- 1<sup>st</sup> of January 2024, 1<sup>st</sup> of April 2024, 1<sup>st</sup> of July 1<sup>st</sup> of 2024 and October 2024.

**Special Levy Authority/ shortfall of funds:** Where the Corporation has insufficient funds to meet its recurrent expenditure, the Manager is authorised to raise a special levy necessary to raise sufficient funds to cover the shortfall and ensure the Corporation is able to continue to meet its financial obligations. The Manager would raise such levy after consultation with the groups Presiding Officer, in accordance with the entitlement values of each unit for payment by those registered as proprietors of each unit.

### c) Levy Arrears/ recovery of overdue contributions:

In accordance with the governing legislation, the Corporation will apply interest to arrears at the amount of 15% per annum calculated daily. This interest will be applied where the payment of a contribution/ levy or

levy/contribution instalment is not received within 30 days of the due date. The Presiding Officer and/or Committee is authorised to waive penalty interest charges in circumstances of extreme adversity at their discretion only.

Stratarama is authorised (with no further authority required) to take action to recover all associated costs relating to debt recovery from any Owner in arrears, including but not limited to legal fees, administrative costs, service fees, court fees, debt collection costs and commissions payable to third party debt collection providers and any other costs incurred.

Overdue notices are charge to the Owner as follows: a) Stage 1 Debt recovery reminder \$11.00 inc gst      b) Stage 2 Debt recovery reminder \$22.00 inc gst      c) Stage 3 Debt recovery reminder \$33.00 inc gst

**MOTION CARRIED.**

**d) Policies:**

**Correspondence Delivery:** Where possible it is recommended that Members supply an email address and that this is utilised for correspondence delivery so as to receive all notifications and information from Management and the Committee as soon as possible. Members are responsible for notifying management of any changes to their contact details (including Property management and Tenant details) ASAP to prevent delivery failure of notices, levies and other information which may result in additional fees and costs to the individual. These costs are recoverable per the above levy arrears policy.

**Owner contact register:** The Corporation is required to maintain a register of unit Owner contact information in accordance with the current legislation. This information is accessible by Members, and personal contact information may be provided to Contractors attending site.

**Approvals, additions and alterations:** Any approval sought by a unit Owner outside of the Annual General meeting may require a special meeting to be held to resolve the request. Any request sought which is for the exclusive benefit of one Owner, associated meeting costs would be the responsibility of that Owner. All proposed approvals and alterations must be placed on the Agenda of the upcoming meeting so that they can be considered by the Members per the legislative requirements.

**e) Approvals sought:**

All approvals proposed are to be voted on in accordance with current legislative requirements. These applications must be recorded on the Agenda for the meeting.

**Lot 6 alteration to the external of the unit:** The manager advised all present that the approval for the alteration has been granted based on the information provided by the owner.

The approvals issued are based on the initial letter and ballot information. The Owners of the unit for whom the request was proposed will be responsible for any repairs required to the premises as a result of the installation (or later removal) of the item/s, including any maintenance of the items. There is no requirement on the Corporation to undertake any works associated with the item. In the event that the unit changes hands, the responsibility is passed on through sale to the Purchaser (not the Corporation).

**MOTION CARRIED**

**f) Any Other Business:**

Members discussed the following matters;

**General Notes:**

**After-hours emergency maintenance:** Stratarama will have available to Members an afterhours contractor available to handle all queries outside of business hours that are of an emergency nature. Simply contact the Stratarama office in event of an emergency to be directed to the contractors' contact details.

**g) Next Scheduled Meeting:**

The next AGM for your Corporation is scheduled to be held at 6.00 pm on Thursday the 21<sup>st</sup> of November 2024. The meeting is will be held at the Unit of 6B.

**h) Meeting Closure:**

There being no further business, attendees were thanked for their presence and the meeting declared closed at 6.50 pm.



## COMMUNITY CORPORATION 24526 Inc

**CORPORATION ADDRESS: 6 Fifth Avenue, WARRADALE SA 5046**

Following instructions and in accordance with the Act, the next meeting of the Corporation is to be held as follows:

**DATE:** Thursday 21<sup>st</sup> of November 2024  
**TIME:** 6.00 PM  
**VENUE:** Unit 6B/6 Fifth Avenue, WARRADALE SA 5046

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### PRESENT:

Peter & Susan Whitehouse Unit 6B

### PRESENT BY PROXY:

Angela Clifton proxy to Peter Unit 6C

### IN ATTENDANCE:

Lionel Colaco representing Stratarama Pty Ltd

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## PROCEEDINGS

**QUORUM:** The Manager declared that a quorum was in attendance at this meeting, by way of attendance and/or proxy with 2 of 2 Financial Lots were present.

It is noted that where an Owner is unfinancial at a meeting, they are not able to exercise a vote and they do not form a part of the total quorum. The number of Lots required to form a quorum is reduced.

**Declaration of Interest:** All Members (or Nominee) must declare any interest that they may have in relation to any matters being discussed or determined at this meeting. These pecuniary interests may be either direct or indirect in nature. No interests were declared at this meeting.

**Minutes' documentation:** Several sections of the Minutes are repeated and recorded at each meeting. As such those matters may not be discussed to the same extent each year. These appear in full for the benefit of new group Members, so that they may have a strong understanding of the group's decisions.

#### 1. **Appointment of a Chairperson:**

In accordance with current legislation, the representative from Stratarama may only chair the meeting if a majority of Members present or represented by proxy are in favour. Stratarama have no rights to vote at this meeting, except where exercising a proxy vote in accordance with the wishes of a Member, as their proxy. The Manager advised Members as to the proxies recorded for the meeting and advised that these are available for inspection.

It was agreed that the Manager would act as the Secretary for this meeting, chair and record the minutes. Motion carried unanimously.

**MOTION CARRIED**

#### 2. **Acceptance of Previous Minutes:**

Minutes of the last meeting held by the group were resolved as a true and correct record of the meeting. Motion carried.

**MOTION CARRIED**

#### **Notes:**

- Any outstanding matters arising from previous Minutes are discussed under the appropriate Agenda headings for this meeting.
- Correspondence is available to be accessed by Members via the online unit Owners portal. Each Member has the right to inspect records held by the Corporation and may do so by contacting management to arrange a suitable time during business hours.



3. **Acceptance of Financial reports/ Statements:**

It was resolved that the Statement of accounts for the financial period ending **30/09/2024**, were circulated to all members for review, prior to the meeting. These financial Statements were accepted by the members.

**MOTION CARRIED**

- Audit N.B: An audit of trust accounts held by Stratarama is undertaken annually by an accredited Auditor as required. A copy of the report will be made available annually on the online Owners portal and can be sent to you direct by request to Stratarama.

4. **Appointment of Manager/ Management:**

It was resolved that:

- Stratarama Pty Ltd and/or their Nominee be appointed to assist the Corporation with management services. These services are those delegated as per the **Community Titles Act 1996**.
- Stratarama be remunerated by a primary annual management fee of \$660.00 inclusive of gst.
- Stratarama be remunerated for other service fees as outlined in the management agreement. The Presiding Officer is authorised to sign this agreement.
- The appointment be made for a period of 12 months from the date of this meeting and that upon expiry, management will continue on a month by month basis until the next meeting or the delegation of powers is revoked.
- Anthony Johnson be appointed as Public Officer to act on behalf of the group in all taxation related matters.
- The services provided by Stratarama Pty Ltd are in accordance with the **Community Titles Act 1996** and per the details outlined in the explanatory pamphlet (available from stratarama.com.au and by direct request of the Member)

Motion carried unanimously

**MOTION CARRIED**

5. **Election of Office Bearers & Committee:**

It was resolved that the following appointments be made for the coming period:

- |                      |                  |         |
|----------------------|------------------|---------|
| • Presiding Officer: | Peter Whitehouse | Unit 6B |
| • Treasurer:         | Peter Whitehouse | Unit 6B |
| • Secretary:         | Peter Whitehouse | Unit 6B |

It was further confirmed that a Committee be appointed, consisting of:

- All Office Bearers are listed above

**Notes:**

\*Office Bearers do not have the power to vary the common property, grant exclusive rights, authorise any capital works or approve any installations or additions. Office Bearers do not have the power to resolve any matter for which a Special or Unanimous resolution is required. Office Bearers are authorised to oversee routine maintenance of the Corporation and oversee the adherence of Articles.

\*The Committee may be empowered by the Corporation to make further decisions at properly convened Committee meetings. Committee meetings must be held in accordance with the Strata Titles Act 1988. An Agenda needs to be forwarded to all Committee Members and proper meeting minutes detailing the decisions made must be kept (copies to be held in the Corporation records).

6. **Insurance; review of Policies and Sums Insured:**

Stratarama advised the Corporation that **Section 103 (1) of the Community Titles Act 1996** requires the Corporation Owners to insure **the common property** for full replacement value or reinstatement value. In accordance with Section 103 (1)(b) a Community Strata scheme generally includes the buildings as common property and in these instances (where shown in the Act, plan or scheme description/ by-laws) the group will ensure the buildings collectively.

**In Community schemes** however the **buildings with-in a Lot are not common property and must be insured individually by the Lot Owner**. In accordance with Section 103 (1)(b) a Community Owner also has a responsibility to insure any part of their property including a party wall (building or structure) providing support or shelter to another building or structure on another Lot or common property.

Insurance Policy Breakdown:

Common cover:	\$50,000.00
Public/ Legal Liability:	\$20,000,000.00
Fidelity Guarantee Cover:	\$100,000.00

Flood inclusion Cover:	Refer Policy details
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Excess:	\$500.00 on all claims
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Last Valuation report:	\$Nil
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Current Insurer:	CHU Underwriting Agency	Expires: 15/04/2025	Broker: Honan Insurance
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**Insurance General notes and Reminders:**

**Excess payments:** Members have previously resolved that; insurance excesses will be payable by the Corporation.

**Claims:** Stratarama advises that to ensure claims and insurance renewals are processed correctly, Members must report all possible claims as soon as possible.

- a) **Insurance cover decision:** Members advised the Manager to renew the existing policy terms at the renewal date. It was further agreed to renew the public liability cover.

**MOTION CARRIED**

**Insurance Valuation:** It was resolved that the Corporation would not engage the services of a licensed Insurance Valuer at this time.

**MOTION CARRIED**

**b) Insurance Renewal, Manager Authority:**

It was resolved that the Manager be authorised to instruct and assist the Corporations nominated insurer (or Broker where applicable) to deal with the next insurance renewal matter, obtain insurance quotations, and adjust/amend/add/delete cover for the forthcoming policy year for submission to the Corporation. Per direction of the Members at a meeting of the Corporation, or as instructed by the Office Bearers.

**MOTION CARRIED**

**Disclosure notes:** It is noted that Stratarama Pty Ltd may receive a commission for placing your insurance of up to 20% of the base premium. Any commissions payable to Stratarama are disclosed in our management agreement. The commission received from the Insurer is a fee for service to act on behalf of the Corporation to assist with the obtaining of quotes, valuations, liaison between clients, insurer and trades, excess recovery, payments and the claims process.

**c) Insurance Renewal, Instructions:**

It was resolved that the Manager forward any insurance quotations, including any written advice and disclosure summary to the Committee or Office Bearers for consideration. To ensure that the Corporation continues to hold insurance that meets requirements of the Act, the Manager is given authorisation to place the insurance for the forthcoming policy year, including in the event that, the Manager receives no response prior to the expiry of the insurance policy.

**PDS & FSG:** Copies of product disclosure statements and Financial service guides for your Insurer can be easily located by visiting: <https://www.stratarama.com.au/general-information-and-pds/>

**General Insurance notes not relating to the Corporations Policy:**

**Contents & Landlord Protection covers:** Stratarama advise the group that the Building policy contains neither contents nor landlord protection. The legal/ Public liability covers applied to the building also do not extend to the inside of a Lot/ unit. It is advisable for the Members to individually source these covers even during periods where the unit may be unoccupied. Tenant and Owner contents include such items as carpet, light fittings and curtains. Some options for these covers can be found via the Stratarama website:  
<https://www.stratarama.com.au/landlord-and-contents-insurance/>

**Should Unit Owners require contents or Landlord protection policies privately, Stratarama provides the following links as options for you.** There is no obligation at all to use these services and are provided only as an option for you to research independently as services also provided by CHU.

Landlords Link: [https://my.chu.com.au/stratarama\\_landlords](https://my.chu.com.au/stratarama_landlords)

Contents Link: [https://my.chu.com.au/stratarama\\_contents](https://my.chu.com.au/stratarama_contents)

The provision of these links represents general advice and does not take into account any specific financial situations, objectives or needs of an individual or Body Corporate/ Strata Corporation. Before you make any decision about whether to acquire a certain product, you should read the relevant product disclosure statement, policy wording and/or consult your Insurer.

## 7. **General Business / Maintenance:**

**Grounds Work:** Mr. Whitehouse from Unit 6b reported a few minor tasks that need to be addressed, which are as follows:

1. Plant new shrubs at the eastern end of the driveway.
2. Remove excess dead foliage under all the hedges.
3. Tidy up the garden adjacent to the letter boxes.
4. Spray moss growing on the driveway.
5. Pressure clean yellow pavers on northern Side of Driveway.

It was resolved that the manager would engage Jigs Gardening services to schedule a time with Mr Whitehouse on site to discuss the above works and to provide a quote to undertake the works.

**MOTION CARRIED**

**Loose pavers:** Mr. Whitehouse from Unit 6b informed the manager that there are several loose paving bricks at the western end of the driveway that need attention. He requested that the manager arrange for a tradesperson to visit the site and provide a quote for the necessary repairs.

The manager will organize for the tradesperson to meet with Mr. Whitehouse on-site to discuss the work needed and to submit a quotation for the repairs.

**MOTION CARRIED**

**Stormwater Pump:** It was resolved that the manager would issue a work order for Pump X to conduct maintenance on the two stormwater pumps before next winter.

**MOTION CARRIED**

**Authorised vs Non-approved Repairers:** The Corporation utilise the services of SMATA Connect – Contractor Compliance to check, report and monitor the insurances, ABN, licenses and registrations of Contractors used on this site. This has been set to reduce the Corporations potential liability in this area. If the Corporation wishes to use a Contractor that is not SMATA Connect approved, Stratarama can be instructed by the Office Bearers in writing to do so. It is noted that the Owner may be personally liable for any loss, damage, defective work or public liability claim made, involving any unapproved Contractor.

## 8. **Administrative Fund Budget:**

The budget for the coming period was presented by the Manager as circulated with the agenda of meeting. It was resolved that the proposed budget be accepted **\$6,000.00 per** Motion carried unanimously.

Contributions will be raised quarterly according to unit entitlement, as per the budget schedule attached. If the costs met by the Corporation in this period is less than the projected budget, the surplus funds will be carried over for future maintenance costs.

**MOTION CARRIED**

9. **Sinking Fund Budget:**

The Manager advised that under existing legislation, any Corporation consisting of 7 units or more must undertake a sinking fund analysis for non-recurrent expenses which may be incurred. This analysis should forecast the upcoming 3 years for groups of 7+ units and 5 years for groups of 20 or more.

The budget for the coming period was presented by the Manager. It was resolved that the proposed budget be amended and accepted with contributions being **set annually at \$600.00**

Contributions will be raised quarterly according to unit entitlement, as per the budget schedule.

**MOTION CARRIED**

The Manager advised Members that a Sinking fund projection for 10 years can be obtained from a Quantity Surveyor where requested by the Corporation. There is no requirement on Members to obtain a Quantity Survey Sinking forecast, nor for Members to act upon any budget presented. Stratarama takes no responsibility for any forecast provided by Stratarama direct or decisions made by the group when setting a sinking fund contribution.

**Levy Schedule: 1<sup>st</sup> of January 2025, 1<sup>st</sup> of April 2025, 1<sup>st</sup> of July 2025 and 1<sup>st</sup> of October 2025**

10. **Special Levy Authority/ shortfall of funds:** Where the Corporation has insufficient funds to meet its recurrent expenditure, the Manager is authorised to raise a special levy necessary to raise sufficient funds to cover the shortfall and ensure the Corporation is able to continue to meet its financial obligations. The Manager would raise such levy after consultation with the groups Presiding Officer, in accordance with the entitlement values of each unit for payment by those registered as proprietors of each unit.

**MOTION CARRIED**

11. **Levy Arrears/ recovery of overdue contributions:**

In accordance with the governing legislation, the Corporation will apply interest to arrears at the amount of 15% per annum calculated daily. This interest will be applied where the payment of a contribution/ levy or levy/contribution instalment is not received with-in 30 days of the due date. The Presiding Officer and/or Committee is authorised to waive penalty interest charges in circumstances of extreme adversity at their discretion only.

Stratarama is authorised (with no further authority required) to take action to recover all associated costs relating to debt recovery from any Owner in arrears, including but not limited to legal fees, administrative costs, service fees, court fees, debt collection costs and commissions payable to third party debt collection providers and any other costs incurred. Motion carried unanimously.

Overdue notices are charge to the Owner as follows: a) Stage 1 Debt recovery reminder \$11.00 inc gst  
b) Stage 2 Debt recovery reminder \$22.00 inc gst      c) Stage 3 Debt recovery reminder \$33.00 inc gst

**MOTION CARRIED UNANIMOUSLY**

12. **Policies:**

**Correspondence Delivery:** Where possible it is recommended that Members supply an email address and that this is utilised for correspondence delivery so as to receive all notifications and information from Management and the Committee as soon as possible. Members are responsible for notifying management of any changes to their contact details (including Property management and Tenant details) ASAP to prevent delivery failure of notices, levies and other information which may result in additional fees and costs to the individual. These costs are recoverable per the above levy arrears policy.

**Owner contact register:** The Corporation is required to maintain a register of unit Owner contact information in accordance with the current legislation. This information is accessible by Members, and personal contact information may be provided to Contractors attending site.

**Approvals, additions and alterations:** Any approval sought by a unit Owner outside of the Annual General meeting may require a special meeting to be held to resolve the request. Any request sought which is for the exclusive benefit of one Owner, associated meeting costs would be the responsibility of that Owner. All proposed approvals and alterations must be placed on the Agenda of the upcoming meeting so that they can be considered by the Members per the legislative requirements.

13. **Approvals sought: No Approval was tabled**

All approvals proposed are to be voted on in accordance with current legislative requirements. These applications must be recorded on the Agenda for the meeting.

14. **Any Other Business: No business was discussed.**

**Planting of plant:** Mrs. Whitehouse sought the manager's advice regarding the common area that is across their lot. Since the new lights were installed, the ground around them is just plain dirt. She wanted to know if she needed to seek approval from the other owners before planting anything in that area.

The manager responded that any alterations made to the common area of the complex must be approved through a special resolution. This means that any proposals would need to be circulated to all owners for their review. Furthermore, the manager advised that whenever Mrs. Whitehouse is ready with her plans for what she would like to install or plant in the common area, she should forward her request to the body corporate manager.

**MOTION CARRIED**

**General Notes:**

**After-hours emergency maintenance:** Stratarama will have available to Members an afterhours contractor available to handle all queries outside of business hours that are of an emergency nature. Simply contact the Stratarama office in event of an emergency to be directed to the Contractors contact details.

15. **Next Scheduled Meeting:**

The next AGM for your Corporation is scheduled to be held at 4.00 pm tentatively on or around Thursday the 20<sup>th</sup> of November 2025 via zoom

16. **Meeting Closure:**

There being no further business, attendees were thanked for their presence, and the meeting was declared closed at 6.30 p.m.

**Income & Expenditure Statement  
for the financial year-to-date  
01/10/2024 to 24/01/2025**

Community Corporation 24526 Inc

Fifth Avenue, 6 Fifth Avenue, WARRADALE SA 5046

**Administrative Fund****Current period**

01/10/2024-24/01/2025

**Revenue**

Interest on Arrears--Admin 38.47

Levies Due--Admin 3,000.00

*Total revenue* 3,038.47**Less expenses**

Admin--Agent Communication &amp; info 39.60

Admin--Auditors--Audit Services 150.00

Admin--Management Fees--Standard 165.00

Admin--Meeting Fee-Evening 154.00

Maint Bldg--Pumps 176.00

Utility--Electricity 25.93

*Total expenses* 710.53**Surplus/Deficit** 2,327.94

Opening balance 2,110.78

**Closing balance** **\$4,438.72**

Sinking Fund	
Current period	
01/10/2024-24/01/2025	
Revenue	
Interest on Arrears-- Sinking Fund	3.84
Levies Due-- Sinking Fund	300.00
Total revenue	303.84
Less expenses	
Total expenses	0.00
Surplus/Deficit	303.84
Opening balance	3,057.28
Closing balance	\$3,361.12

## Balance Sheet

### As at 24/01/2025

Community Corporation 24526 Inc

Fifth Avenue, 6 Fifth Avenue, WARRADALE SA 5046

	Current period
<b>Owners' funds</b>	
<b>Administrative Fund</b>	
Operating Surplus/Deficit--Admin	2,327.94
Owners Equity--Admin	2,110.78
	<u>4,438.72</u>
<b>Sinking Fund</b>	
Operating Surplus/Deficit-- Sinking Fund	303.84
Owners Equity-- Sinking Fund	3,057.28
	<u>3,361.12</u>
<b>Net owners' funds</b>	<u><b>\$7,799.84</b></u>
<b>Represented by:</b>	
<b>Assets</b>	
<b>Administrative Fund</b>	
Cash at Bank--Admin	3,256.33
Receivable--Levies--Admin	1,149.39
Receivable--Owners--Admin	33.00
	<u>4,438.72</u>
<b>Sinking Fund</b>	
Cash at Bank- Sinking Fund	3,246.18
Receivable--Levies-- Sinking Fund	114.94
	<u>3,361.12</u>
<b>Unallocated Money</b>	<u>0.00</u>
<i>Total assets</i>	<u><b>7,799.84</b></u>
<b>Less liabilities</b>	
<b>Administrative Fund</b>	<u>0.00</u>
<b>Sinking Fund</b>	<u>0.00</u>
<b>Unallocated Money</b>	<u>0.00</u>
<i>Total liabilities</i>	<u>0.00</u>
<b>Net assets</b>	<u><b>\$7,799.84</b></u>



OWNER STRATEGY PTY. LTD  
 HOUSE No. 6 LOT No.  
 STREET FIFTH AVE  
 SUBURB NARRADALE.

LICENSED PLUMBING CONTRACTOR  
 PRINT NAME CHRIS DAVIS  
 DATE SUBMITTED 20-8-08  
 TRADING NAME ELITE PLUMBING SERVICES  
 TELEPHONE No./Mobile 8374 0774

TIE TO CROSS STREET

LICENCE NUMBER

1746

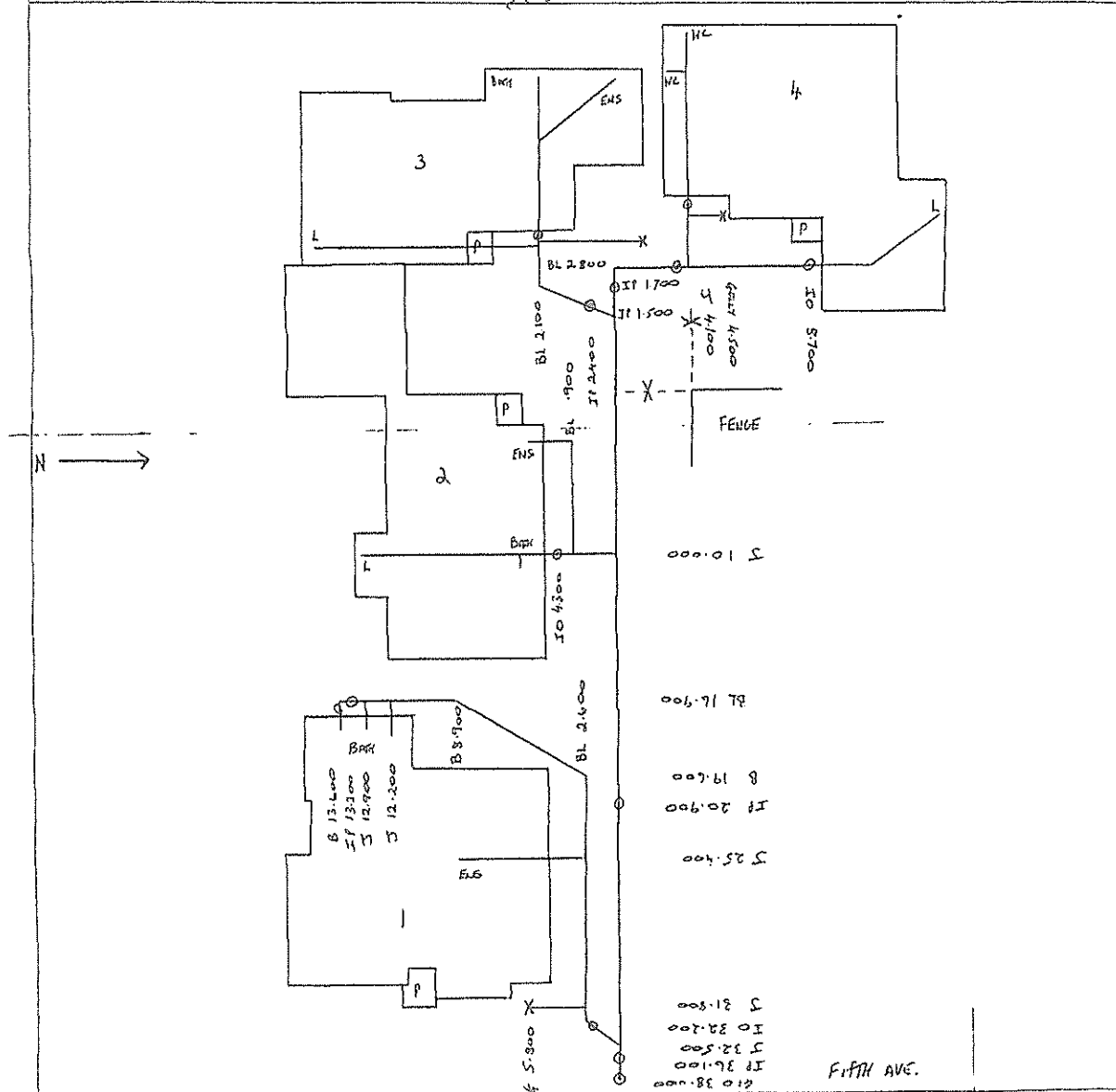
SP NUMBER

600732A

I certify that this plan shows the layout and dimensions to the property sewer constructed by me or under my supervision at the address shown above.

Licensed Plumbing Contractor's signature

Date 20-8-08



Bend (in drain)  
 Dead End  
 Floor Trap  
 Inspection Opening  
 Inspection Opening Surfaced

B Building  
 DE Fenceline  
 FT Gov Inspection Point  
 IO Inspection Opening Riser  
 IORS Into Building (line of drain)

BLD Building  
 IP Soil Stack  
 IOR Trap  
 IN Water Closet (toilet)

RV Relux Valve  
 WS Waste Stock  
 SS Soil Stack  
 T Trap  
 WC Water Closet (toilet)

Line  
 Join (to existing drain)  
 Junction  
 Jump Up  
 Vent (all sizes)

L Join  
 J Junction  
 JU Jump Up  
 V Vent

RECEIVED BY SA WATER

- 7 MAY 2009

IMPORTANT: USE BLACK BALLPOINT PEN ONLY  
 FORWARD DRAWING AND CERTIFICATE TO SA WATER

H.D.F.B.

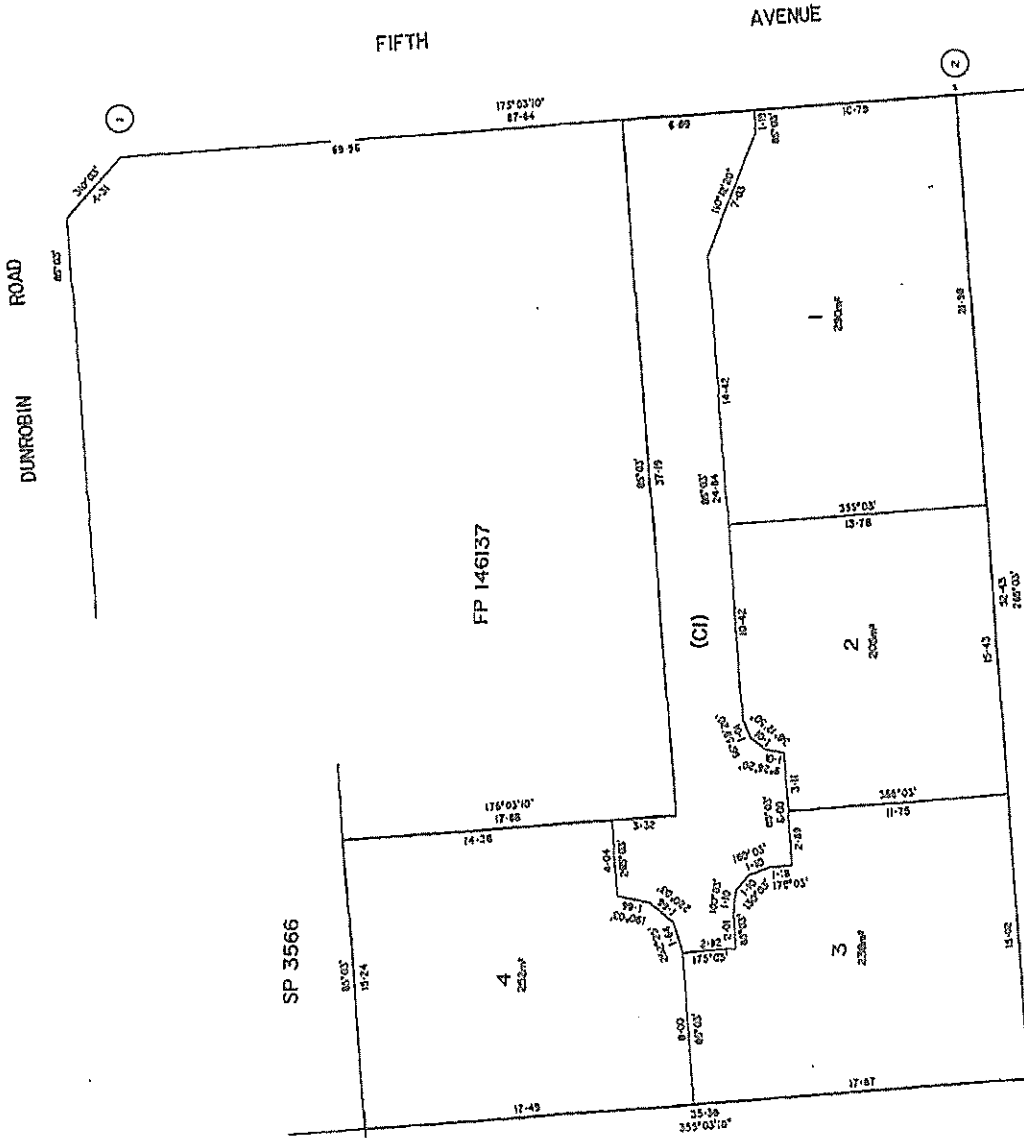
7657

PAGE 5

# SUBSTITUTE SHEET

4/08/2008

LOCATION PLAN



**FXVE PTY LTD**  
 SURVEYORS  
 143 PALLATON ROAD ROSES PARK SA 5087  
 PHONE (08) 8384 1000 FAX (08) 8384 0604  
 Brisbane (07) 3288 6501  
 Email: fxve@fxve.com.au  
 Web: www.fxve.com.au

DP 2099

LEVEL	REMARKS
1	NETWORK FOR
2	NETWORK SETTING
3	PERMANENT PLACED
4	PERMANENT PLACED
5	PERMANENT PLACED
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99	PERMANENT PLACED
100	PERMANENT PLACED

COMMUNITY PLAN NUMBER <b>CP 24526</b>	
PLAN TYPE PRIMARY	SHEETS 1 OF 2
DATE 11/3/2018	DRAWN BY N/A
CHECKED BY N/A	TOTAL METERS 117.2/2008
ALLOTMENT 95 in FP 146123	
PRESENT AREA NOARLUNGA	ORDER WARRADALE
AREA CITY OF MARRION	SUP ID 6427-013
SEALAT PLAN NO PP-00393	TOTAL AREA 108m²
SET IN 100°C/112/08	SALE 3 5 12 13
THE COMMON PROPERTY IS DESIGNATED (C) FOR LAND AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 04/10/2007	
ALL REMAINS ARE OWNED DISTRICTS CORRECTED SCALE FACTOR 1:1000 ADOPTED 1:1000	
I, ROBERT ALLAN HEANES SURVEYOR 143 PALLATON ROAD ROSES PARK SA 5087 PHONE (08) 8384 1000 FAX (08) 8384 0604 Brisbane (07) 3288 6501 Email: fxve@fxve.com.au Web: www.fxve.com.au	
Date: 23rd June 2008 Signed: [Signature]	

# LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

CP 24526

THIS IS SHEET 2 OF 2 SHEETS

APPROVED

*B. F. F. F.*

DEPOSITED

11/13/2008

*Mark McNeil*

PRO REGISTRAR-GENERAL

APPLICATION 10895795

AMENDED VIDE AP. No. 11004-S11

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
1	3000	
2	2100	
3	2400	
4	2500	
AGGREGATE	10000	

## CERTIFICATE OF LAND VALUER

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

Dated the *13th* day of *December*, 2007

Signature of Land Valuer



## CERTIFICATE OF CURRENCY

### THE POLICY AND INSURED

POLICY NUMBER	SOAI23000041
PDS AND POLICY WORDING	Community Association PDS and Policy Wording SCI034-Policy-CA-02/2021
THE INSURED	Community Corporation No. 24526 Inc.
SITUATION	6 Fifth Avenue Warradale SA 5046
PERIOD OF INSURANCE	Commencement Date: 4.00pm on 15/04/24 Expiry Date: 4.00pm on 15/04/25
INTERMEDIARY	Honan Insurance Group Pty Ltd
ADDRESS	Level 9, IBM Tower, 60 City Road Melbourne VIC 3006
DATE OF ISSUE	10 April 2024

### POLICY LIMITS / SUMS INSURED

SECTION 1 - COMMUNITY PROPERTY AND INCOME	PART A Community Property	1. Buildings	\$50,000
		2. Common Area Contents	\$500
		3. Terrorism Cover under Section 1 Part A2	Included
	OPTIONAL COVERS	1) Flood	Included
SECTION 2 - CASUALTY COVERS	PART C	Fidelity Guarantee	\$100,000
	PART A	Legal Liability	\$20,000,000
	PART B	Voluntary Workers	Included
	PART C	Office Bearers Liability	\$250,000
	PART D	Government Audit Costs	\$25,000
	PART E	Appeal Expenses – Health and Safety Breaches	\$100,000
	PART F	Legal Defence Expenses	\$50,000

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

Orig. LF 10895796



11:50 8-Feb-2008

2 of 2

Fees: \$0.00

LANDS TITLES REGISTRATION  
OFFICE  
SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER  
THE COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE &  
STAMP DUTY PURPOSES ONLY**

Prefix
LF
Series No.
2

**BELOW THIS LINE FOR AGENT USE ONLY**

AGENT CODE

Lodged by:

Correction to:

} MCLB 390

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

1. ....
2. ....
3. ....
4. ....

Lands Titl 15:55 08/02/08 195875  
REGISTRATION FEE \$108.00

PICK-UP NO.	
CP	

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

ITEM(S)	AGENT CODE

CORRECTION	PASSED
FILED 11/3/2008	 

Terms of Instrument not  
Checked by Lands Titles Office

By – Laws  
Development No. 100/C172/07

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COMMUNITY TITLES ACT 1996

COMMUNITY CORPORATION NO.

6 FIFTH AVENUE, WARRADALE 5046

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2	Persons bound by these By-Laws
3 & 4	Commencement of these By-Laws
5-7 inc.	Variation of By-Laws
8-11 inc.	Administration, Management and Control of the Common Property
12	Development of Common Property
13-15 inc.	Use and Enjoyment of the Common Property
16-19 inc.	Use and Enjoyment of the Community Lots
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36-39 inc.	Insurance requirements
40	Restriction on Short-term Leases
41 & 42	Display of advertisements
43	Offence

Terms of Instrument not  
Checked by Lands Titles Office

By-Laws  
Development No. 100/C172/07

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COMMUNITY TITLES ACT 1996

COMMUNITY CORPORATION NO.

6 FIFTH AVENUE, WARRADALE 5046

**BY-LAWS**

**Interpretation and Definitions**

1. In these by-laws unless the context otherwise requires:
  - (a) **"Act"** means the Community Titles Act 1996;
  - (b) **"Corporation"** means Community Corporation No. Incorporated;
  - (c) **"Develop"** includes:
    - (i) the construction or alteration of any building, structure, fence, wall or other external fixture or fitting;
    - (ii) any site works or landscaping;
    - (iii)
    - (iv) any change to any improvement on the community lot; and **"development"** has a corresponding meaning;
  - (d) **"Landscaping"** includes the provision and arrangement of trees, shrubs, ground covers, grassed areas, paving and similar site works;
  - (e) **"Improvement"** means any thing which has been done to the community lot by the development of the community lot;
  - (f) **"Motor Vehicle"** includes motor cycle, caravan, boat and trailer, trailer and bicycle;
  - (g) **"Plan"** means a document showing the development and in particular illustrating:

Terms of Instrument not  
Checked by Lands Titles Office

By-Laws  
Development No. 100/C172/07

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- (i) the access to the community lot;
- (ii) the onsite parking on the community lot;
- (iii) the storm water drainage system for the community lot;
- (iv) the elevation and other details of the development sufficient to indicate the architectural theme of the development;
- (v) the construction materials and colours;
- (vi) the location of the development in relation to the boundaries of the community lot;
- (vii) the landscaping for the development;
- (viii) the location and type of fence or wall involved in the development;
- (h) **"Party Wall"** includes the easement for support and shelter created under the Act;
- (i) **"Visitors"** includes customers, invitees and clients of the owner or occupier of a community lot;
- (j) other words have the definition given to them in the Act;
- (k) a reference to any statute, regulation or council by-law includes all amendments, consolidations or replacements of them;
- (l) one gender includes all the other genders;
- (m) the singular includes the plural and the other way around.

**Persons bound by these By-laws**

2. The following persons are bound by these by-laws:

- (a) the corporation;



Terms of Instrument not  
Checked by Lands Titles Office

By-laws  
Development No. 100/C172/07

---

- (b) the owners and occupiers of the community lots comprising the community scheme;
- (c) persons entering the community parcel

#### **Commencement of these By-laws**

- 3. These by-laws come into operation when the plan of community division is Deposited in the Lands Titles Registration Office.
- 4. These by-laws continue until varied or cancelled as provided for in the Act.

#### **Variation of By-laws**

- 5. These by-laws may be varied by a special resolution of the corporation.
- 6. Within 14 days after the passing of the special resolution varying the by-laws or the making of an order by a Court varying a by-law, the corporation must lodge with the Registrar-General:
  - (a) a copy of the by-laws as varied;
  - (b) a copy of the resolution or order;
  - (c) the fee prescribed by regulation.
- 7. The corporation must comply with the Act in respect of the variation of the by-laws.

#### **Administration, Management and Control of the Common Property**

- 8. The corporation is responsible for the tasks set out in the Act as the functions of the corporation, and any additional functions given to it under these by-laws.

Terms of Instrument not  
Checked by Lands Titles Office

By-laws  
Development No. 100/C172/07

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9. The corporation is (in addition to its responsibilities under the Act) responsible for:
- (a) the repair, maintenance and replacement of any security lighting on the common property;
  - (b) the repair, maintenance and replacement of the paving material on the common property with paving material of a similar colour and quality as exists at the time of creation of the community parcel;
  - (c) the repair, maintenance and replacement of the letterboxes on the common property;
  - (d) the repair, maintenance and replacement of any landscaping on the common property;
  - (e) ensuring that the landscaping and the driveway on the common property remain in substantially the same layout as at the creation of the community parcel;
  - (f) the ongoing maintenance of the common land which must be undertaken in accordance with the By-Laws and managed by the Body Corporate.
10. Any costs incurred by the corporation in fulfilling its functions under either or both the Act and these by-laws are recoverable from the owners of the community lots in proportion to the lot entitlement of each lot.
11. In the administration, management and control of the common property, the corporation must ensure that these by-laws are adhered to by the persons that are bound by the by-laws. The corporation has an obligation to enforce the by-laws for the benefit of the owners and occupiers of the community lots and for the benefit of the corporation.

#### **Development of Common Property**

12. The Developer shall develop the Common Property in line with the requirements of the Development approval and complete all works on the common property prior to the occupation of the first dwelling erected on any community lot.

Terms of Instrument not  
Checked by Lands Titles Office

By-laws  
Development No. 100/C172/07

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### **Use and Enjoyment of the Common Property**

13. The common property is, subject to the Act and these by-laws for the common use and enjoyment of owners and occupiers in the community scheme and their visitors for access to the Community Lots.
14. A person bound by these by-laws:
  - (a) must not obstruct the lawful use of the common property by any person;
  - (b) must not use the common property in a manner that unreasonably interferes with the use and enjoyment of the common property by the other persons bound by these by-laws or their visitors;
  - (c) must not make, or allow that person's visitors to make, undue noise in or about the common property;
  - (d) must not interfere, or allow that person's visitors to interfere, with other people in the enjoyment of their rights in relation to the common property;
  - (e) must not park a motor vehicle on the common property;
  - (f) must take reasonable steps to ensure that their visitors do not park a motor vehicle on the common property;
  - (g) must not repair motor vehicle on the common property;
  - (h) must not drive a motor vehicle at a speed of greater than 10km/hour on the common property;
  - (i) must not damage or interfere with any landscaping on the common property;

Terms of Instrument not  
Checked by Lands Titles Office

By-laws  
Development No. 100/C172/07

- 
- (j) must not use any portion of the common property for that person's garden;
  - (k) must not display any sign, or any other conspicuous material of a similar nature on any part of the common property;
  - (l) must not play games on the common property;
  - (m) must not leave or store any items including garbage bins on the common property;
  - (n) must not allow a visitor's motor vehicle to use the common property as access to a lot unless the visitor's motor vehicle can be parked entirely within the boundaries of a lot;
  - (o) must not allow animals to roam on the common property;
  - (p) must not damage or interfere with any improvements on the common property.
15. The corporation may by ordinary resolution approve the use of the common property in a manner inconsistent with these by-laws.

#### **Use and Enjoyment of the Community Lots**

16. A person bound by these by-laws may only use a community lot for residential purposes and in accordance with the Development Act 1993.
17. A person bound by these by-laws with the prior written consent of the corporation may only keep one domesticated animal as a pet on a community lot subject to the Statutory requirement that a Lot Owner shall at all times be permitted to keep a seeing eye or hearing assistance dog. That person must use reasonable endeavours to keep the pet within the boundaries of a community lot.

Terms of Instrument not  
Checked by Lands Titles Office

By-laws  
Development No. 100/C172/07

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18. A person bound by these by-laws:
- (a) shall not permit or suffer to permit a pet to create noise or damage or interfere with the peaceful and quiet enjoyment of other owners and occupiers of their respective lots and common property;
  - (b) will indemnify and keep indemnified the corporation for and against all damage caused to any lot or the common property as a result of any action of their pets.
19. A person bound by these by-laws must not allow the use of any parking area within the boundaries of a lot other than a closed in garage, to be occupied by a motor vehicle for a period in excess of 48 hours;

**Improvements by a Lot Owner of Community Lots**

20. The following by-laws regulate any future improvements by a lot owner on the community lot.
21. Improvements to a community lot must comply with the requirements of these by-laws.
22. Should existing improvements on the community lots include a party wall, then any further improvements of a community lot which involves the alteration or destruction of the party wall, requires the prior written consent of the adjoining owner of the party wall and the corporation.
23. Any improvement must be consistent with the style and architectural amenity of the other buildings erected in the community schemes.
24. Any improvements to the external walls of any dwelling on the community lot must be substantially of brick or stone, and this must be finished in the same brick or render as applicable as the remainder of the buildings on the community schemes.
25. A lot owner must not erect any fence, roof, garage or building of which the exterior is or contains galvanised iron or bright reflective material.
26. A lot owner must use colorbond of a colour which blends with the other buildings erected in the community scheme, except a front boundary fence must not be constructed in colorbond.

Terms of Instrument  
Checked by Lands Titles Office

By-laws  
Development No. 100/C172/07

- 
27. The corporation may by prior special resolution approve any development which would otherwise be in breach of these by-laws.
  28. A lot owner must use a paint scheme which is reasonably similar to the existing paint scheme at the time of creation of the community parcel.
  29. A lot owner must not erect any satellite dish or similar receiver on any building on the community lot greater in size than 900mm diameter without the consent of the majority of the community lot owners. The dish should be located as to be not visible from the front alignment of the Community Parcel.
  30. A lot owner must install paving material which is of (as much as possible) the same colour and quality of the paving material on the common property.
  31. Any improvements or addition to any improvement on a Lot or alterations to the exterior of any improvement on a Lot must be harmonious and sympathetic to the design and concept of the Community Parcel as a whole.
  32. No improvement or addition to any improvement on a Lot shall comprise any brightly coloured material or any unpainted sheetmetal and shall be non-reflective.

**Maintenance and Repair of Buildings or other Improvements on Community Lots**

33. The owner of a community lot must:
  - (a) maintain the community lot and all buildings and improvements on it in good repair;
  - (b) carry out any work ordered by any statutory authority in respect of the community lot or the buildings or improvements on it.
34. The owner and the occupier of a community lot must keep the community lot and any buildings and improvements on it in a clean and tidy condition.
35. The owner and the occupier of a community lot must properly maintain the landscaping on a community lot.

Terms of Instrument not  
Checked by Lands Titles Office

By-laws  
Development No. 100/C172/07

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### **Insurance Requirements**

36. The owner and the occupier of a community lot must not do any of the following acts namely:
- (a) anything that might void or prejudice any insurance effected by the corporation;
  - (b) anything which might increase any insurance premium payable by the corporation.
37. Where a party wall exists in a building on a community lot, the owner of the community lot must:
- (a) insure the building against risks that a prudent person would normally insure against for the full cost of replacing the building with new materials; and
  - (b) must insure against incidental costs such as demolition, site clearance and architect's fees.
38. Where possible, the adjoining owners of community lots which have buildings on them which are attached and have party walls, must endeavour to use the same insurer for insurance against the risks referred to in the previous by-law.
39. The corporation may require evidence of compliance with the above requirement for insurance.

### **Restriction on short-term Leases**

40. The owner of a lot must not, without the corporation's authorisation, lease the lot, or grant a right of occupation in respect of the lot for valuable consideration, for a period of less than two (2) months at any time.

### **Display of advertisements**

41. A person bound by these by-laws must not display an advertisement, placard or banner on a lot or the common property without the approval of the corporation.
42. This section does not prevent the display of an advertisement associated with the sale of a lot.

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**Offence**

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

Maximum penalty: \$500.00



Orig. LF 10895796



11:50 8-Feb-2008

2 of 2

Fees: \$0.00

LANDS TITLES REGISTRATION  
OFFICE  
SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER  
THE COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE &  
STAMP DUTY PURPOSES ONLY**

Prefix
LF
Series No.
2

**BELOW THIS LINE FOR AGENT USE ONLY**

AGENT CODE

Lodged by:

Correction to:

} MCLB 390

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




1. ....
2. ....
3. ....
4. ....

Lands Titl 15:55 08/02/08 195875  
REGISTRATION FEE \$108.00

PICK-UP NO.	
CP	

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

ITEM(S)	AGENT CODE

CORRECTION	PASSED
FILED 11/3/2008	 
 REGISTRAR-GENERAL	

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COMMUNITY TITLES ACT 1996

COMMUNITY CORPORATION NO.

6 FIFTH AVENUE, WARRADALE 5046

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COMMUNITY TITLES ACT 1996

COMMUNITY CORPORATION NO.

6 FIFTH AVENUE, WARRADALE 5046

**BY-LAWS**

**Interpretation and Definitions**

1. In these by-laws unless the context otherwise requires:
  - (a) **"Act"** means the Community Titles Act 1996;
  - (b) **"Corporation"** means Community Corporation No. Incorporated;
  - (c) **"Develop"** includes:
    - (i) the construction or alteration of any building, structure, fence, wall or other external fixture or fitting;
    - (ii) any site works or landscaping;
    - (iii)
    - (iv) any change to any improvement on the community lot; and **"development"** has a corresponding meaning;
  - (d) **"Landscaping"** includes the provision and arrangement of trees, shrubs, ground covers, grassed areas, paving and similar site works;
  - (e) **"Improvement"** means any thing which has been done to the community lot by the development of the community lot;
  - (f) **"Motor Vehicle"** includes motor cycle, caravan, boat and trailer, trailer and bicycle;
  - (g) **"Plan"** means a document showing the development and in particular illustrating:

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- (i) the access to the community lot;
- (ii) the onsite parking on the community lot;
- (iii) the storm water drainage system for the community lot;
- (iv) the elevation and other details of the development sufficient to indicate the architectural theme of the development;
- (v) the construction materials and colours;
- (vi) the location of the development in relation to the boundaries of the community lot;
- (vii) the landscaping for the development;
- (viii) the location and type of fence or wall involved in the development;
- (h) **"Party Wall"** includes the easement for support and shelter created under the Act;
- (i) **"Visitors"** includes customers, invitees and clients of the owner or occupier of a community lot;
- (j) other words have the definition given to them in the Act;
- (k) a reference to any statute, regulation or council by-law includes all amendments, consolidations or replacements of them;
- (l) one gender includes all the other genders;
- (m) the singular includes the plural and the other way around.

**Persons bound by these By-laws**

2. The following persons are bound by these by-laws:

- (a) the corporation;

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- (b) the owners and occupiers of the community lots comprising the community scheme;
- (c) persons entering the community parcel

#### **Commencement of these By-laws**

- 3. These by-laws come into operation when the plan of community division is Deposited in the Lands Titles Registration Office.
- 4. These by-laws continue until varied or cancelled as provided for in the Act.

#### **Variation of By-laws**

- 5. These by-laws may be varied by a special resolution of the corporation.
- 6. Within 14 days after the passing of the special resolution varying the by-laws or the making of an order by a Court varying a by-law, the corporation must lodge with the Registrar-General:
  - (a) a copy of the by-laws as varied;
  - (b) a copy of the resolution or order;
  - (c) the fee prescribed by regulation.
- 7. The corporation must comply with the Act in respect of the variation of the by-laws.

#### **Administration, Management and Control of the Common Property**

- 8. The corporation is responsible for the tasks set out in the Act as the functions of the corporation, and any additional functions given to it under these by-laws.

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9. The corporation is (in addition to its responsibilities under the Act) responsible for:
- (a) the repair, maintenance and replacement of any security lighting on the common property;
  - (b) the repair, maintenance and replacement of the paving material on the common property with paving material of a similar colour and quality as exists at the time of creation of the community parcel;
  - (c) the repair, maintenance and replacement of the letterboxes on the common property;
  - (d) the repair, maintenance and replacement of any landscaping on the common property;
  - (e) ensuring that the landscaping and the driveway on the common property remain in substantially the same layout as at the creation of the community parcel;
  - (f) the ongoing maintenance of the common land which must be undertaken in accordance with the By-Laws and managed by the Body Corporate.
10. Any costs incurred by the corporation in fulfilling its functions under either or both the Act and these by-laws are recoverable from the owners of the community lots in proportion to the lot entitlement of each lot.
11. In the administration, management and control of the common property, the corporation must ensure that these by-laws are adhered to by the persons that are bound by the by-laws. The corporation has an obligation to enforce the by-laws for the benefit of the owners and occupiers of the community lots and for the benefit of the corporation.

#### **Development of Common Property**

12. The Developer shall develop the Common Property in line with the requirements of the Development approval and complete all works on the common property prior to the occupation of the first dwelling erected on any community lot.

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### **Use and Enjoyment of the Common Property**

13. The common property is, subject to the Act and these by-laws for the common use and enjoyment of owners and occupiers in the community scheme and their visitors for access to the Community Lots.
14. A person bound by these by-laws:
  - (a) must not obstruct the lawful use of the common property by any person;
  - (b) must not use the common property in a manner that unreasonably interferes with the use and enjoyment of the common property by the other persons bound by these by-laws or their visitors;
  - (c) must not make, or allow that person's visitors to make, undue noise in or about the common property;
  - (d) must not interfere, or allow that person's visitors to interfere, with other people in the enjoyment of their rights in relation to the common property;
  - (e) must not park a motor vehicle on the common property;
  - (f) must take reasonable steps to ensure that their visitors do not park a motor vehicle on the common property;
  - (g) must not repair motor vehicle on the common property;
  - (h) must not drive a motor vehicle at a speed of greater than 10km/hour on the common property;
  - (i) must not damage or interfere with any landscaping on the common property;

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- (j) must not use any portion of the common property for that person's garden;
  - (k) must not display any sign, or any other conspicuous material of a similar nature on any part of the common property;
  - (l) must not play games on the common property;
  - (m) must not leave or store any items including garbage bins on the common property;
  - (n) must not allow a visitor's motor vehicle to use the common property as access to a lot unless the visitor's motor vehicle can be parked entirely within the boundaries of a lot;
  - (o) must not allow animals to roam on the common property;
  - (p) must not damage or interfere with any improvements on the common property.
15. The corporation may by ordinary resolution approve the use of the common property in a manner inconsistent with these by-laws.

#### **Use and Enjoyment of the Community Lots**

16. A person bound by these by-laws may only use a community lot for residential purposes and in accordance with the Development Act 1993.
17. A person bound by these by-laws with the prior written consent of the corporation may only keep one domesticated animal as a pet on a community lot subject to the Statutory requirement that a Lot Owner shall at all times be permitted to keep a seeing eye or hearing assistance dog. That person must use reasonable endeavours to keep the pet within the boundaries of a community lot.



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18. A person bound by these by-laws:
- (a) shall not permit or suffer to permit a pet to create noise or damage or interfere with the peaceful and quiet enjoyment of other owners and occupiers of their respective lots and common property;
  - (b) will indemnify and keep indemnified the corporation for and against all damage caused to any lot or the common property as a result of any action of their pets.
19. A person bound by these by-laws must not allow the use of any parking area within the boundaries of a lot other than a closed in garage, to be occupied by a motor vehicle for a period in excess of 48 hours;

**Improvements by a Lot Owner of Community Lots**

20. The following by-laws regulate any future improvements by a lot owner on the community lot.
21. Improvements to a community lot must comply with the requirements of these by-laws.
22. Should existing improvements on the community lots include a party wall, then any further improvements of a community lot which involves the alteration or destruction of the party wall, requires the prior written consent of the adjoining owner of the party wall and the corporation.
23. Any improvement must be consistent with the style and architectural amenity of the other buildings erected in the community schemes.
24. Any improvements to the external walls of any dwelling on the community lot must be substantially of brick or stone, and this must be finished in the same brick or render as applicable as the remainder of the buildings on the community schemes.
25. A lot owner must not erect any fence, roof, garage or building of which the exterior is or contains galvanised iron or bright reflective material.
26. A lot owner must use colorbond of a colour which blends with the other buildings erected in the community scheme, except a front boundary fence must not be constructed in colorbond.

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27. The corporation may by prior special resolution approve any development which would otherwise be in breach of these by-laws.
  28. A lot owner must use a paint scheme which is reasonably similar to the existing paint scheme at the time of creation of the community parcel.
  29. A lot owner must not erect any satellite dish or similar receiver on any building on the community lot greater in size than 900mm diameter without the consent of the majority of the community lot owners. The dish should be located as to be not visible from the front alignment of the Community Parcel.
  30. A lot owner must install paving material which is of (as much as possible) the same colour and quality of the paving material on the common property.
  31. Any improvements or addition to any improvement on a Lot or alterations to the exterior of any improvement on a Lot must be harmonious and sympathetic to the design and concept of the Community Parcel as a whole.
  32. No improvement or addition to any improvement on a Lot shall comprise any brightly coloured material or any unpainted sheetmetal and shall be non-reflective.

**Maintenance and Repair of Buildings or other Improvements on Community Lots**

33. The owner of a community lot must:
  - (a) maintain the community lot and all buildings and improvements on it in good repair;
  - (b) carry out any work ordered by any statutory authority in respect of the community lot or the buildings or improvements on it.
34. The owner and the occupier of a community lot must keep the community lot and any buildings and improvements on it in a clean and tidy condition.
35. The owner and the occupier of a community lot must properly maintain the landscaping on a community lot.

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