

CERTIFICATE OF TITLE

CT Volume 5921 Folio 632

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 5921 Folio 632

Parent Title(s) CT 5544/642
Creating Dealing(s) ACT 10011350
Title Issued 06/08/2004 Edition 3 Edition Issued 11/01/2018
Diagram Reference

Estate Type

FEE SIMPLE

Registered Proprietor

MATTHEW JARRAD MCCLOUD
OF UNIT 3 11-15 VENNING STREET MORPHETT VALE SA 5162

Description of Land

LOT 3 PRIMARY COMMUNITY PLAN 22384
IN THE AREA NAMED MORPHETT VALE
HUNDRED OF NOARLUNGA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
12851816	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
23/06/2004	10011351	SCHEME DESCRIPTION	FILED
23/06/2004	10011352	BY-LAWS	FILED
23/06/2004	10011353	DEVELOPMENT CONTRACT	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

FORM R3

Form R3

Buyers information notice

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

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

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

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

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

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

Safety

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

Enjoyment

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

Value

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

For more information on these matters visit: www.cbs.sa.gov.au

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

LOCAL AUTHORITY SEARCH

CT Volume 5921 Folio 632

LOCAL GOVERNMENT RATES SEARCH

TO: Eckermann Vendor Statements
PO Box 191
CAMPBELLTOWN SA 5074

15 January 2025

DETAILS OF PROPERTY REFERRED TO:

Property ID : 63430
 Valuer General No : 8609689553
 Valuation : \$365,000.00
 Owner : Mr Matthew Jarrad McCloud
 Property Address : 3/11-15 Venning Street MORPHETT VALE SA 5162
 Volume/Folio : CT-5921/632
 Lot/Plan No : Community Plan Parcel 3 CP 22384
 Ward : 03 Knox Ward

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

Rates balance (as of 30 Jun 2024) and/or Block Clearing Charges	-\$141.23
Postponed Amount in Arrears (if applicable monthly interest of 0.58750%)	\$0.00
Fines (2%) and interest on arrears charged from previous financial year (monthly interest of 0.75416%)	\$0.00

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

Total Rates Levied 2024-2025	\$1,632.38
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If the quarterly payments are not received by the due date, a 2% fine will be added to that amount with interest added of 0.7625% on the first working day of each month following, until the total amount overdue is paid.

Less Council Rebate. The Council Rebate ceases on sale and a pro-rata calculation will apply to the date of sale	\$0.00
Less Council Capping Rebate	\$0.00
Fines and interest charged in the current financial year (2% fine when rates first become overdue and 0.7625% interest applied per month thereafter)	\$4.10
Postponed Interest (0.59583% per month on total of postponed rates and interest)	\$0.00
Less paid current financial year	-\$470.00
Overpayment	\$0.00
Legal Fees (current)	\$0.00
Legal Fees (arrears)	\$0.00
Refunds, Rates Remitted, Small Balance Adjustments or Rate Capping Rebate	-\$64.95
Balance - rates and other monies due and payable	\$960.30
Property Related Debts	\$0.00

BPAY Biller Code: 421503
Ref: 1423010634301

TOTAL BALANCE	\$960.30
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AUTHORISED OFFICER
Ellen Keightley

This statement is made the 15 January 2025

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

For your information:

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

Penalties and interest, property charges, payments or dishonoured payments can impact account balances daily.

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

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

Please Note: The above 90 day extension is applicable only to Section 187 certificates. Section 7 certificates still remain valid for a 30 day period only.

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

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

How to advise us of change of ownership?

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

If you are using e-conveyancing to affect a sale, please only issue advice to us if the mail service address is different to what was lodged via the transfer at the LTO. We update ownership details including the mailing address in accordance with the advice provided by the Valuer General. We have amended this change to align with SA Water practices and to provide an improved customer experience overall.

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

Electronic settlement of funds is still preferred.

IMPORTANT INFORMATION REGARDING SEARCHES

Eckermann Vendor Statements
PO Box 191
CAMPBELLTOWN SA 5074

Attention Conveyancers

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

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

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

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

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

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

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

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

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

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

Yours sincerely

City Of Onkaparinga

Telephone (08) 8384 0666

Certificate No: S70277/2025

Property Information And Particulars

In response to an enquiry pursuant to Section 7 of the

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

TO: Eckermann Vendor Statements
PO Box 191
CAMPBELLTOWN SA 5074

DETAILS OF PROPERTY REFERRED TO:

ASSESSMENT NO	:	96045
VALUER GENERAL NO	:	8609689553
VALUATION	:	\$365,000.00
OWNER	:	Mr Matthew Jarrad McCloud
PROPERTY ADDRESS	:	3/11-15 Venning Street MORPHETT VALE SA 5162
VOLUME/FOLIO	:	CT-5921/632
LOT/PLAN NUMBER	:	Community Plan Parcel 3 CP 22384
WARD	:	03 Knox Ward

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

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

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

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

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

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

INFORMATION NOTE

CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

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

Development Act 1993 (repealed)

Section 42

Condition (that continues to apply) of a development authorisation

YES

Application Number	145/121/2004
Description	Retaining Walls
Decision	Approved
Decision Date	17 February 2004

Development Plan Consent Conditions

1. All development shall be completed in accordance with the plan(s) and documents submitted with and forming part of the development application except where varied by the following condition(s).
2. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
 - prevent silt run-off from the land to adjoining properties, roads and drains;
 - control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent land;
 - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
 - ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure; and
 - ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.

Application Number	145/1003/2004
Description	Dwelling and garage
Decision	Approved
Decision Date	09 August 2004

Development Plan Consent Conditions

1. All development shall be completed in accordance with the plans and documents submitted with and forming part of the development application.

Building Rules Consent Conditions

1. Exhaust fans to the bathroom, toilet and Laundry shall discharge into a vented roof space, or direct to open air. (BCA-P2.4.5)
2. Details of the proposed stormwater sump and pumps, indicating compliance with the requirements of AS3500.3.2 including the installation of pumps in duplicate, shall be provided to the satisfaction of the certifier, prior to the installation of roof sheeting. (BCA-P2.2.1)

Application Number	145/2942/2007
Description	Pergola
Decision	Approved
Decision Date	31 August 2007

Development Plan Consent Conditions

1. All development shall be completed in accordance with the plan(s) and documents submitted with and forming part of the development application except where varied by the following condition(s).

2. All stormwater drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or in the opinion of Council detrimentally affect structures on this site or any adjoining land.
3. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
 - prevent silt run-off from the land to adjoining properties, roads and drains
 - control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land
 - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site
 - ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure or
 - ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.

Building Rules Consent Conditions

1. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a Council approved storm water drainage system.
2. The proposed structure shall not be enclosed at any time without the prior consent of Council.

Planning Act 1982 (repealed)

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

Building Act 1971 (repealed)

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

Planning and Development Act 1966 (repealed)

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

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code

Zones

Housing Diversity Neighbourhood (HDN)

Subzones

NO

Zoning overlays

Overlays

Affordable Housing

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

Hazards (Flooding - Evidence Required)

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

Native Vegetation

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

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

Is the land situated in a designated State Heritage Place/Area? NO

Is the land designated as a Local Heritage Place? NO

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

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

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

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

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

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

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

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

Section 127

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

Part 2—Items to be included if land affected

Development Act 1993 (repealed)

Section 50(1)

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

Section 50(2)

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

Section 55

Order to remove or perform work NO

Section 56

Notice to complete development NO

Section 57

Land management agreement NO

Section 69

Emergency order NO

<i>Section 71 (only)</i> Fire safety notice	NO
<i>Section 84</i> Enforcement notice	NO
<i>Section 85(6), 85(10) or 106</i> Enforcement Order	NO
<i>Part 11 Division 2</i> Proceedings	NO
Fire and Emergency Services Act 2005	
<i>Section 105F (or section 56 or 83 (repealed))</i> Notice	NO
<i>Section 56 (repealed)</i> Notice issued	NO
Food Act 2001	
<i>Section 44</i> Improvement notice <i>issued against the land</i>	NO
<i>Section 46</i> Prohibition order	NO
Housing Improvement Act 1940 (repealed)	
<i>Section 23</i> Declaration that house is undesirable or unfit for human habitation	NO
Land Acquisition Act 1969	
<i>Section 10</i> Notice of intention to acquire	NO
Local Government Act 1934 (repealed)	
<i>Notice, order, declaration, charge, claim or demand given or made under the Act</i>	NO
Local Government Act 1999	
<i>Notice, order, declaration, charge, claim or demand given or made under the Act</i>	NO
Refer to separate attachment for Rates and Charges	
Local Nuisance and Litter Control Act 2016	
<i>Section 30</i> Nuisance or litter abatement notice <i>issued against the land</i>	NO

Planning, Development and Infrastructure Act 2016

Section 139

Notice of proposed work and notice may require access NO

Section 140

Notice requesting access NO

Section 141

Order to remove or perform work NO

Section 142

Notice to complete development NO

Section 155

Emergency order NO

Section 157

Fire safety notice NO

Section 192 or 193

Land Management Agreements NO

Section 198(1)

Requirement to vest land in a council or the Crown to be held as open space NO

Section 198(2)

Agreement to vest land in a council or the Crown to be held as open space NO

Part 16 - Division 1

Proceedings NO

Section 213

Enforcement notice NO

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

Enforcement order NO

Public and Environmental Health Act 1987 (repealed)

Part 3

Notice NO

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

Part 2 – Condition (that continues to apply) of an approval NO

Public and Environmental Health (Waste Control) Regulations 2010 revoked

Regulation 19 - Maintenance order (that has not been complied with) NO

South Australian Public Health Act 2011

Section 92

Notice NO

<i>South Australian Public Health (Wastewater) Regulations 2013</i>	NO
Part 4 – Condition (that continues to apply) of an approval	
Particulars of building indemnity insurance	NO
Details of Building Indemnity Insurance still in existence for building work on the land	

Particulars relating to environment protection

Further information held by council

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

Note –

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

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

It should be noted that –

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

General

<i>Easement</i>	NO
Does a Council drainage easement exist? – Refer to Certificate of Title of subdivision plans (ie Deposited Plans, Community Plans, File Plans etc) for details of easements in the interests of other State Departments or Agencies).	
Are you aware of any encroachment on the Council easement?	NO
<i>Lease, agreement for lease, tenancy agreement or licence</i>	
(The information does not include the information about sublease or subtenancy. The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.)	NO
<i>Caveat</i>	NO
Other	
<i>Charge for any kind affecting the land (not included in another item)</i>	NO

PLEASE NOTE:

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

This statement is made the 15 January 2025

Thomas Caiapich
(Acting) Team Leader Development Support
AUTHORISED OFFICER

PROPERTY INTEREST REPORT

CT Volume 5921 Folio 632

Property Interest Report

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

Title Reference	CT 5921/632	Reference No. 2639800
Registered Proprietors	M J*MCCLLOUD	Prepared 14/01/2025 15:29
Address of Property	Unit 3, 11-15 VENNING STREET, MORPHETT VALE, SA 5162	
Local Govt. Authority	CITY OF ONKAPARINGA	
Local Govt. Address	PO BOX 1 NOARLUNGA CENTRE SA 5168	

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

Table of Particulars

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

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

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

1. General

- | | | |
|-----|--|--|
| 1.1 | Mortgage of land

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) <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	An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au
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8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

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

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

Act

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

19. *Land Tax Act 1936*

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

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

20. *Local Government Act 1934 (repealed)*

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

21. *Local Government Act 1999*

- | | | |
|------|---|---|
| 21.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | Contact the Local Government Authority for other details that might apply |
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22. *Local Nuisance and Litter Control Act 2016*

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|------|--|---|
| 22.1 | section 30 - Nuisance or litter abatement notice | Contact the Local Government Authority for other details that might apply |
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23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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|------|--|---|
| 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*

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

24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
25. <i>Native Vegetation Act 1991</i>		
25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title
26. <i>Natural Resources Management Act 2004 (repealed)</i>		
26.1	section 97 - Notice to pay levy in respect of costs of regional NRM board	The regional landscape board has no record of any notice affecting this title
26.2	section 123 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
26.3	section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
26.4	section 135 - Condition (that remains in force) of a permit	The regional landscape board has no record of any notice affecting this title
26.5	section 181 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
26.6	section 183 - Notice to prepare an action plan for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
26.7	section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
26.8	section 187 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
26.9	section 193 - Protection order to secure compliance with specified provisions of the Act	The regional landscape board has no record of any order affecting this title
26.10	section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any order affecting this title
26.11	section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any authorisation affecting this title
27. <i>Outback Communities (Administration and Management) Act 2009</i>		
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

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

Code Amendment

Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. 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 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 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 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	Contact the Local Government Authority for details relevant to this item

order

also

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

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

- 30.1 section 8 or 9 - Notice or order concerning pests

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

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

- 31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

- 32.1 section 66 - Direction or requirement to avert spread of disease

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

- 32.2 section 92 - Notice

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

also

Contact the Local Government Authority for other details that might apply

- 32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval

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

also

Contact the Local Government Authority for other details that might apply

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

- 33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

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

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

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

also

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

also

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

also

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

also

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

35. *Water Resources Act 1997* (repealed)

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

36. Other charges

- | | | |
|------|--|--|
| 36.1 | Charge of any kind affecting the land (not included in another item) | Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply |
|------|--|--|

Other Particulars

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

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

Additional Information

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

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

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.

ESL CERTIFICATE

CT Volume 5921 Folio 632



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: 2639800

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

DATE OF ISSUE

15/01/2025

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

17633189

OWNERSHIP NAME

M J MCCLOUD

PROPERTY DESCRIPTION

U3 11-15 VENNING ST / MORPHETT VALE SA 5162 / LT 3 C22384

ASSESSMENT NUMBER

8609689553

TITLE REF.

(A "+" indicates multiple titles)

CT 5921/632

CAPITAL VALUE

\$445,000.00

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
\$ 167.65
\$ 103.25
\$ 0.00
\$ -114.40
\$ 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

15/04/2025



**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
Email: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

LAND TAX CERTIFICATE

CT Volume 5921 Folio 632

**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: 2639800

DATE OF ISSUE

15/01/2025

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

M J MCCLOUD

FINANCIAL YEAR

2024-2025

PROPERTY DESCRIPTION

U3 11-15 VENNING ST / MORPHETT VALE SA 5162 / LT 3 C22384

ASSESSMENT NUMBER

8609689553

TITLE REF.

(A "+" indicates multiple titles)

CT 5921/632

TAXABLE SITE VALUE

\$230,000.00

AREA

0.0256 HA

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

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

Please Note:

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

ON OR BEFORE**15/04/2025****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
Email: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

SA WATER CERTIFICATE

CT Volume 5921 Folio 632

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:
M J MCCLOUD

Water & Sewer Account
Acct. No.: 86 09689 55 3

Amount: _____

Address:
U3 11-15 VENNING ST MORPHETT VALE
LT3 C22384

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	8609689553



Bill code: 8888
Ref: 8609689553

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at bpay.com.au



Paying online

Pay online at www.sawater.com.au/paynow for a range of options. Have your account number and credit card details to hand.



Paying by phone

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.

SA Water account number: 8609689553



**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

TITLE VALUATION PACKAGE

CT Volume 5921 Folio 632

Certificate of Title

Title Reference CT 5921/632
Status CURRENT
Easement NO
Owner Number 17633189
Address for Notices UNIT 3, 11-15 VENNING ST MORPHETT VALE, SA 5162
Area 256m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

MATTHEW JARRAD MCCLOUD
OF UNIT 3 11-15 VENNING STREET MORPHETT VALE SA 5162

Description of Land

LOT 3 PRIMARY COMMUNITY PLAN 22384
IN THE AREA NAMED MORPHETT VALE
HUNDRED OF NOARLUNGA

Last Sale Details

Dealing Reference TRANSFER (T) 12851815
Dealing Date 19/12/2017
Sale Price \$280,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	12851816	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
8609689553	CURRENT	Unit 3, 11-15 VENNING STREET, MORPHETT VALE, SA 5162

Notations

Dealings Affecting Title

NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
23/06/2004 11:54	10011351	SCHEME DESCRIPTION	FILED
23/06/2004 11:54	10011352	BY-LAWS	FILED
23/06/2004 11:54	10011353	DEVELOPMENT CONTRACT	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	8609689553
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/2005
Property Location	Unit 3, 11-15 VENNING STREET, MORPHETT VALE, SA 5162
Local Government	ONKAPARINGA
Owner Names	MATTHEW JARRAD MCCLOUD
Owner Number	17633189
Address for Notices	UNIT 3, 11-15 VENNING ST MORPHETT VALE, SA 5162
Zone / Subzone	HDN - Housing Diversity Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1315 - Detached Single Storey Home Unit
Description	4HG P
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
C22384 LOT 3	CT 5921/632

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$230,000	\$445,000			
Previous	\$193,000	\$365,000			

Building Details

Valuation Number	8609689553
Building Style	Conventional
Year Built	2005
Building Condition	Very Good
Wall Construction	Not Available
Roof Construction	Galvanised Iron
Equivalent Main Area	109 sqm
Number of Main Rooms	4

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

COMMUNITY/STRATA SEARCH

CT Volume 5921 Folio 632

16/01/25

ECKERMANN FORMS - NORTH EAST
PO BOX 7340, HUTT STREET
ADELAIDE, SA, 5000

Dear Sir/Madam

RE: Community Corporation 22384 Inc.
11-15 VENNING STREET, MORPHETT VALE
ABN: 55223021983
Lot: 00003
OWNER: Mr M McCloud

The following details are provided pursuant to your request for information under the Community Titles Act 1996.

Lot Entitlement Value:

The Lot Entitlement Value is 1010 of a total 10000.

Financial Status of the Lot Owner:

The contribution payable to the Administration Fund is currently \$303.00 per quarter paid to 14/03/25. No GST is included within this contribution.

The contribution payable to the Sinking Fund is currently \$74.00 per quarter paid to 14/03/25. No GST is included within this contribution.

Arrears are as follows:

Admin Fund: \$0.00	Interest: \$0.00
Sinking Fund: \$0.00	Other Arrears: \$0.00

TOTAL ARREARS ARE: \$0.00 as at 16/01/2025. NEXT CONTRIBUTION IS DUE 15/03/25
(NOTE: An interest rate of 15 % per annum calculated daily applies)

***The details provided are, to the best of our knowledge, accurate to this date. As this information could change prior to settlement, Conveyancers are urged to confirm them by telephone IMMEDIATELY PRIOR TO SETTLEMENT.
Please contact Whittles on 8291 2300 or info.adelaide@whittles.com.au***

Known Extraordinary Expenses

Known extraordinary expenses likely to be incurred by the Corporation are as follows:

- ** Individual Lot water consumption paid by Lot Owner.
- ** Common property water consumption paid by Lot Owner.

Please refer to Minutes of Corporation Meetings and other enclosures for other known liabilities.

Special Levies

No special levies payable.

Financial Status of the Community Title

The Corporation's funds are maintained in a bank account at Macquarie Bank Limited.

The fund currently stands to the credit of:

Administrative Fund	\$1,202.94DR
Sinking Fund	\$24,011.78CR (for future projects)

Enclosures

Enclosed are Minutes of General and Management Committee meetings for the past two years.

Also enclosed is a summary of policies, special resolutions and approvals granted by the Corporation. Further details of these are available upon request.

Insurance Details

Refer to the attached Certificate of Currency / Certificate of Insurance.

Records

The Corporation's records of accounts, minutes and other prescribed documentary material can be viewed and are available for inspection at our offices at 176 Fullarton Road, Dulwich during normal working hours.

Due to the COVID-19 pandemic we have adapted our office processes to keep our staff and clients safe while maintaining our professional standards and service levels. As a result of these modified processes we ask that you first contact us by email or telephone if you require an appointment to view those records.

Pets

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. Please refer to By-Laws and/or Articles and Resolutions for further details.

Special Notes

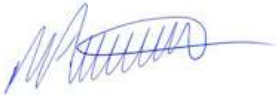
Conveyancers should note that it is the Lot holder's legal responsibility to notify the Corporation immediately of a change in ownership, change in address of the owner or change in occupancy of the Lot.

This statement is issued on the basis that any payment by the Lot holder by cheque or otherwise will be honoured at the first presentation.

This statement does not take into account any decisions or transactions of the Corporation at or subsequent to its issue.

Conveyancers should check with SA Water for any liability for additional water charges, and refer to the Corporation's financial budget for the year to ascertain whether such liability will be met by the Corporation or by the Lot holder.

Yours faithfully



Mathew Altamura
Body Corporate Manager
mathew.altamura@whittles.com.au

WHITTLES MANAGEMENT SERVICES PTY LTD

On behalf of the Corporation 16/01/2025

PLEASE RETURN THIS SLIP IMMEDIATELY SETTLEMENT IS EFFECTED

to - info.adelaide@whittles.com.au

TO: WHITTLES MANAGEMENT SERVICES
PO BOX 309
KENT TOWN SA 5071

SETTLEMENT DATE: ____/____/____

PURCHASERS NAME(S):(Attach any extra purchasers details to this document)

Purchaser 1:

First Name

Surname

Purchaser 2:

First Name

Surname

BUSINESS NAME (If Applicable)

TELEPHONE NUMBERS :

MOBILE : _____

HOME: _____

WORK: _____

EMAIL : _____

ACCOUNTS TO BE FORWARDED TO :

CORRESPONDENCE TO BE FORWARDED TO :

The Corporation request that where possible owners elect to receive their correspondence including accounts by email, in an effort to reduce postage and photocopying charges.

BROKER:

Eckermann Forms - North East
PO BOX 7340, HUTT STREET, ADELAIDE

Community Corporation 22384 Inc.
11-15 VENNING STREET, MORPHETT VALE
Lot: 00003
OWNER: Mr M McCloud

Mathew Altamura



Strata and Community Title Services

13 September, 2024

Dear Corporation Member

Please find enclosed a copy of the Minutes of the recent Annual General Meeting for COMMUNITY CORP.22384 INC 11-15 Venning Street, MORPHETT VALE, SA, 5162.

Management and staff appreciate your confidence in appointing Whittles as your Body Corporate Managers for the coming year, and assure you of our diligent and professional attention to the Corporation's affairs.

For your information, we have forwarded to your Presiding Officer our standard form of contract for execution on the Corporation's behalf which is to be returned to this office for keeping with the Corporation's files.

Should you have any queries or require attention, please do not hesitate to contact the undersigned.

Yours faithfully

Mathew Altamura
Body Corporate Manager

Minutes of the Annual General Meeting COMMUNITY CORP.22384 INC

Meeting Date	5 September 2024																				
Meeting Location	Via Teams / Teleconference																				
Time	11:00 AM	Closed: 11:30 AM																			
Lots Represented	<table><tr><td>00001</td><td>Mr G & Ms W Lambert</td><td>Paper vote</td></tr><tr><td>00002</td><td>A H & W E Neave</td><td>Electronic vote</td></tr><tr><td>00006</td><td>L M Schwarz</td><td>Electronic vote</td></tr><tr><td>00007</td><td>A & J M Smith</td><td>Electronic vote</td></tr><tr><td>00008</td><td>S S Sawhney</td><td>Electronic vote</td></tr><tr><td>00009</td><td>Miss C J Webster</td><td>Electronic vote</td></tr></table>			00001	Mr G & Ms W Lambert	Paper vote	00002	A H & W E Neave	Electronic vote	00006	L M Schwarz	Electronic vote	00007	A & J M Smith	Electronic vote	00008	S S Sawhney	Electronic vote	00009	Miss C J Webster	Electronic vote
00001	Mr G & Ms W Lambert	Paper vote																			
00002	A H & W E Neave	Electronic vote																			
00006	L M Schwarz	Electronic vote																			
00007	A & J M Smith	Electronic vote																			
00008	S S Sawhney	Electronic vote																			
00009	Miss C J Webster	Electronic vote																			
Chairperson	Mathew Altamura presided over the meeting, It was agreed that Mathew Altamura, Body Corporate Manager, would assist by conducting the meeting.																				
Additional Attendees	Mathew Altamura Representing Whittles Management Services Pty Ltd																				
Quorum	The Body Corporate Manager declared a quorum was present (in person or by proxy). Those owners who were in arrears were not considered towards the quorum count.																				

Item 1

Declaration of Interest

All owners or their nominees, are reminded that they are required to advise the meeting if they have any direct or indirect pecuniary interest in any matter to be considered by the meeting. Whittles refers all Members to the Corporation's Agreement for disclosure of all its relevant interests.

Motion 2

Acceptance of Minutes

Ordinary Resolution

It was resolved that in accordance with the provisions of s81(5)(b) of the *Community Titles Act 1996*, the minutes of the Annual General Meeting held on 3 OCT 2023 and sent to owners be accepted as a true and correct record of the proceedings of that meeting.

MOTION CARRIED

Yes: 6

No: 0

Abs: 0

Inv: 0

Motion 3

Acceptance of Statement of Accounts

Ordinary Resolution

It was resolved that in accordance with the provisions of s81(5) (d) of the *Community Titles Act 1996* (amended), the unaudited Statement of Accounts for the financial year ending 31 JUL 2024, which have been circulated to all members, is accepted.

MOTION CARRIED

Yes: 6

No: 0

Abs: 0

Inv: 0

Motion 4				
Appointment of Manager		Ordinary Resolution		
<p>It was resolved that the Body Corporate under s76(9) of the <i>Community Titles Act 1996</i>:</p> <p>i. appoint Whittles Management Services Pty Ltd as its Manager to supply Services, ii. make the appointment for a Term of twelve (12) months, being from the 1 AUG 2024 to 31 JUL 2025 and that upon expiry of the Term this agreement will continue on a month to month basis until the next Annual General Meeting or until delegation is revoked, iii. authorise limited powers to Whittles Management Services Pty Ltd, iv. agree to pay Service Fees to Whittles Management Services Pty Ltd, v. acknowledge the Disclosures by Whittles Management Services Pty Ltd and vi. execute the Services Agreement that specifies the details of the terms and conditions of the appointment, with Whittles Management Services Pty Ltd.</p> <p>The Services Agreement is available for viewing at whittles.com.au through your owner portal.</p>				
MOTION CARRIED		Yes: 6	No: 0	Abs: 0 Inv: 0

Election of Office Bearers and Committee
<p>THAT in accordance with s76(1) & 90(1) of the <i>Community Titles Act 1996</i>, the meeting appoint Office Bearers and Committee Members.</p> <p><u>Limitations Imposed</u> The Body Corporate Manager advises that the Management Committee and Officers of the Body Corporate do not have powers to resolve matters subject to special or unanimous resolutions.</p> <p>Committee Meetings should be conducted in accordance with s91 to 99 of the <i>Community Titles Act 1996</i>.</p> <p>An agenda should be forwarded to all committee members and decisions at the meeting minuted, copies of which are to be placed with the Body Corporate records.</p>
Election of Presiding Officer
<p>Lot 1 – Mr G Lambert has been elected unopposed as Presiding Officer.</p>

Election of Secretary
<p>Lot 1 – Mr G Lambert has been elected unopposed as Secretary.</p>

Election of Treasurer
<p>Lot 1 – Mr G Lambert has been elected unopposed as Treasurer.</p>

Item 6		
Accredited Contractors (Advice)		
<p>To ensure compliance with work health and safety requirements to protect both contractors and Body Corporate's, Whittles only engage accredited contractors who comply with state and territory legislation. If the Body Corporate decides, by act or omission to engage a contractor who is not accredited with Whittles, the Body Corporate acts as the Person Conducting a Business or Undertaking, in regard to the common property for the purposes of occupational health and safety legislation. This means, that if the contractor engaged by the Body Corporate does not have the necessary accreditation, an injured party may seek damages from the Body Corporate.</p> <p>The Corporate Manager will only request quotations from, and instruct works to be undertaken on behalf of the Body Corporate, by accredited contractors. However, non-accredited contractor's invoices will be processed for payment only when instructed to do so by the Body Corporate Chairperson or a person authorised by the Body Corporate to do so.</p>		

Item 7		
Annual Compliance Register (Advice)		
<p>The <i>Work Health and Safety Act 2012</i>, recognises that a Body Corporate's common property is a workplace, as such the Body Corporate is responsible for ensuring the workplace is free from hazard, as far as reasonably practicable. Whittles has established a register to ensure owners are fully aware of their legislative and reporting requirements for the Body Corporate. Many different areas are subject to annual compliance and the Body Corporate Manager may review at the meeting all Body Corporate obligations and where necessary, update any compliance reports required to be held on file.</p> <p>All legislative compliance reports will be reviewed promptly as required and any maintenance attended to in accordance with Australian Standards or Industry best practice using qualified and reputable practitioners. To ensure that the Body Corporate obligations are met and maintained during the year, the Compliance Register will be updated throughout the year.</p>		

Item 8		
Current Insurance Details (Advice)		
<p>A copy of the Body Corporate's current certificate of currency was attached to the meeting notice and is available for viewing at whittles.com.au through your owner portal.</p>		

Motion 9				
Insurance Valuation	Ordinary Resolution			
It was resolved that in accordance with s103 of the <i>Community Titles Act 1996</i> , the Body Corporate engage the services of a Licensed Valuer to provide an update of the current Insurance Valuation at an estimated cost of \$350.00 and that this valuation be adopted by the Body Corporate effective immediately upon receipt.				
MOTION CARRIED	Yes: 6	No: 0	Abs: 0	Inv: 0

Motion 10				
Insurance Renewal		Ordinary Resolution		
<p>It was resolved that the Body Corporate Manager is to arrange renewal of the Body Corporate's insurance for a sum insured of \$600,000 with the Authorised Representative of MGA Insurance Brokers Pty Ltd, who have an association with Whittles. A Financial Services Guide is available on request.</p> <p>Owners are reminded that where repairs are carried out under insurance and the repairs benefit a particular lot, the lot owner may be responsible for the payment of any excess subject to any explicit instructions to the contrary by the Body Corporate.</p> <p>Whittles recommends consideration be given to the following additional cover options if not already included in the policy; office bearers liability, flood or catastrophe, electrical surge, loss of rent and machinery breakdown.</p> <p><u>Contents Insurance</u> The Body Corporate Manager advises members of the necessity for them to arrange individually for adequate insurance for contents of their lot, inclusive of carpets, drapes, light fittings, etc., whether or not the lot is occupied by the lot owner or tenant, and it was noted that the Body Corporate's Legal Liability cover applied primarily to common property and that lot owners should be separately insured for cover in relation to their own premises.</p> <p><u>Building Insurance</u> The Body Corporate Manager advises members of the necessity for them to arrange individually for adequate insurance for their lot as the Body Corporate's cover applies to common property only.</p>				
MOTION CARRIED	Yes: 6	No: 0	Abs: 0	Inv: 0

Item 11		
General Business		
<u>Grounds Maintenance</u> The grounds maintenance is to continue to be undertaken by Principal Gardens.		

Motion 12				
Administrative Fund Budget		Ordinary Resolution		
<p>It was resolved that in accordance with s81(5)(d) (iii) of the <i>Community Titles Act 1996</i>, the attached Administrative Fund budget be approved and adopted.</p> <p>Contributions reflected in this budget are an increase from the previous budget with quarterly contributions for the Corporation of \$3,000.00 for the financial year ending 31 JUL 2025.</p> <p>This budget is based on the requirements for the Body Corporate during the coming year and DOES NOT provide for additional works as may be agreed to or arranged by owners at the Annual General Meeting.</p> <p>Contributions will be raised in accordance with Lot Entitlement Values.</p>				
MOTION CARRIED		Yes: 5	No: 0	Abs: 1 Inv: 0

Motion 13				
Sinking Fund Budget		Ordinary Resolution		
<p>It was resolved that in accordance with s116 of the <i>Community Titles Act 1996</i>, the attached Sinking Fund budget be approved and adopted.</p> <p>Contributions reflected in this budget are the same as the previous budget with quarterly contributions for the Corporation of \$736.00 for the financial year ending 31 JUL 2025.</p> <p>This budget is based on the requirements for the Body Corporate during the coming year and DOES NOT provide for additional works as may be agreed to or arranged by owners at the Annual General Meeting.</p> <p>Contributions will be raised in accordance with Lot Entitlement Values.</p>				
MOTION CARRIED		Yes: 5	No: 0	Abs: 1 Inv: 0

Motion 14				
Insufficient Funds Special Levy Authority		Ordinary Resolution		
<p>It was resolved that should there be insufficient funds in the Administration Account of the Body Corporate to meet the payment of the premium for insurance, rates and taxes or other like expenses as and when those expenses become due for payment and which if unpaid would expose the Body Corporate to risk or the imposition of fines or other sanctions, then, and only then, the Body Corporate Manager is authorised, but in consultation with the Management Committee, to raise a special levy to meet the shortfall required to ensure payment of the relevant expense provided that the amount of the special levy so raised is to be in accordance with Lot Entitlement Values and must not exceed the sum of \$3,294.00.</p> <p>If the maximum levy amount is insufficient to meet the relevant expense or expenses, then any additional special levy necessary to meet such expense must be authorised by the Body Corporate at a duly convened General Meeting of owners.</p>				
MOTION CARRIED	Yes: 6	No: 0	Abs: 0	Inv: 0

Motion 15				
Interest Charged on Overdue Contributions/Levies	Ordinary Resolution			
<p>It was resolved that in accordance with the provisions of s114 (4) of the <i>Community Titles Act 1996</i>, the Body Corporate will apply arrears interest of 15% per annum calculated daily, if payment of a contribution or levy or an instalment of a contribution or levy is not received in full within 30 days of the due date.</p> <p>The Management Committee is authorised to waive penalty interest charges in extenuating circumstances at their discretion.</p>				
MOTION CARRIED	Yes: 6	No: 0	Abs: 0	Inv: 0

Motion 16				
Recovery of Overdue Contributions/Levies		Ordinary Resolution		
<p>It was resolved that in accordance with s114 (7) of the <i>Community Titles Act 1996</i>, Whittles is authorised to take all necessary action, without the need for further authority, including instructing a debt recovery company to initiate legal proceedings against owners on behalf of COMMUNITY CORP.22384 INC when they are in arrears to recover overdue contributions and levies, penalties and recovery costs incurred.</p> <p>Whittles charge the debtor for the issue of a first arrears notice if payment of a contribution or levy or an instalment of a contribution or levy is not received in full within 27 days of the due date. (27 days or more overdue), and when issuing instructions to the debt recovery company.</p> <p>Fees charged by third party providers will be recovered from the debtor at cost per invoice.</p> <p>Owners are advised of the following debt recovery process:</p> <ol style="list-style-type: none">1. Owners are issued their contribution notice approximately 3 weeks before the due date.2. If this is not paid by the due date owners are issued a reminder notice approximately 14 days after the due date.3. Once 27 days or more overdue, a final notice is issued to the owner incurring a \$44.00 fee. Payment is to be made in full within 21 days from date of issue.4. Interest starts accumulating on the overdue amounts approximately 5 days after the final notice is issued.5. Once the 21 days has expired, the account will be referred to debt collection, which will incur a Whittles administration fee and an establishment fee from the debt collection agency.				
MOTION CARRIED		Yes: 6	No: 0	Abs: 0 Inv: 0

Item 17		
Next Meeting		
Next years AGM is to be held at a time and date to be advised by the Corporation Manager.		

Owners are able to access & update their personal details through the Whittles Owner Portal online.

To access your account go to www.whittles.com.au and login using either your registered mobile number or email address.

*** Please note that Whittles recommends receiving all correspondence and account notices via email for timely delivery.**

If you have another property, you'd like to consider for management by Whittles, please let your manager know so we can arrange a proposal. Alternatively, you can request a quote through our website.

BUDGET

COMMUNITY CORP.22384 INC
11-15 VENNING STREET, MORPHETT VALE

Year ending July 2025

ADMINISTRATIVE FUND

	Aug-Oct 24	Nov-Jan 25	Feb-Apr 25	May-Jul 25	Annual Total
INCOME					
Contributions	2,000.00	3,000.00	3,000.00	3,000.00	\$11,000.00
Arrears	243.00	0.00	0.00	0.00	\$243.00
Advances	-0.00	-0.00	-0.00	-0.00	<u>-\$0.00</u>
Total	2,243.00	3,000.00	3,000.00	3,000.00	<u>\$11,243.00</u>
EXPENDITURE					
Common property	125.00	125.00	125.00	125.00	\$500.00
Electrical	100.00	100.00	100.00	100.00	\$400.00
Grounds - Contract groundsman	300.00	300.00	300.00	300.00	\$1,200.00
Insurance - Renewal	0.00	3,294.00	0.00	0.00	\$3,294.00
Keys & Fobs - Security Register	79.20	0.00	0.00	0.00	\$79.20
Management - Additional services fee	220.00	0.00	0.00	0.00	\$220.00
Management - Agreed Services	644.25	644.25	644.25	644.25	\$2,577.00
Management - Asset Maintenance Services	50.00	50.00	50.00	50.00	\$200.00
Management - Disbursement Fees	170.50	170.50	170.50	170.50	\$682.00
Plumbing	75.00	75.00	75.00	75.00	\$300.00
Public Officer Fee	0.00	0.00	0.00	0.00	\$0.00
Security gates	0.00	250.00	0.00	250.00	\$500.00
Technology and System Fees	44.00	44.00	44.00	44.00	\$176.00
Utilities - Electricity	150.00	150.00	150.00	150.00	<u>\$600.00</u>
Total	1,957.95	5,202.75	1,658.75	1,908.75	<u>\$10,728.20</u>

SINKING FUND

	Aug-Oct 24	Nov-Jan 25	Feb-Apr 25	May-Jul 25	Annual Total
INCOME					
Contributions	736.00	736.00	736.00	736.00	\$2,944.00
Arrears	73.00	0.00	0.00	0.00	\$73.00
Advances	-0.00	-0.00	-0.00	-0.00	-\$0.00
Total	809.00	736.00	736.00	736.00	\$3,017.00
EXPENDITURE					
Reports - Insurance valuation	350.00	0.00	0.00	0.00	\$350.00
Total	350.00	0.00	0.00	0.00	\$350.00

CASH FLOW SUMMARY

	Aug-Oct 24	Nov-Jan 25	Feb-Apr 25	May-Jul 25	Annual Total
<u>ADMINISTRATIVE FUND</u>					
Opening Balance	332.58	617.63	-1,585.12	-243.87	\$332.58
Add: Contributions	2,000.00	3,000.00	3,000.00	3,000.00	\$11,000.00
Add: Arrears	243.00	0.00	0.00	0.00	\$243.00
Minus: Advances	0.00	0.00	0.00	0.00	\$0.00
Minus: Expenditures	1,957.95	5,202.75	1,658.75	1,908.75	\$10,728.20
CLOSING BALANCE	617.63	-1,585.12	-243.87	847.38	\$847.38
<u>SINKING FUND</u>					
Opening Balance	23,041.78	23,500.78	24,236.78	24,972.78	\$23,041.78
Add: Contributions	736.00	736.00	736.00	736.00	\$2,944.00
Add: Arrears	73.00	0.00	0.00	0.00	\$73.00
Minus: Advances	0.00	0.00	0.00	0.00	\$0.00
Minus: Expenditures	350.00	0.00	0.00	0.00	\$350.00
CLOSING BALANCE	23,500.78	24,236.78	24,972.78	25,708.78	\$25,708.78

CALCULATION OF CONTRIBUTIONS

Total Lot Entitlement 10000
Number of Lots 10

Lot Number	— Effective from 15/12/24 —		— Effective from 15/12/24 —	
	LEV	ADMIN Fund	LEV	SINKING Fund
1	1040	\$312	1040	\$77
2	1040	\$312	1040	\$77
3	1010	\$303	1010	\$74
4	995	\$299	995	\$73
5	1020	\$306	1020	\$75
6	1020	\$306	1020	\$75
7	950	\$285	950	\$70
8	980	\$294	980	\$72
9	950	\$285	950	\$70
10	995	\$299	995	\$73
QUARTERLY TOTAL		<u>\$3,001.00</u>		<u>\$736.00</u>



Strata and Community Title Services

Dear Corporation Member

Please find enclosed a copy of the Minutes of the recent Annual General Meeting for COMMUNITY CORP.22384 INC 11-15 Venning Street, MORPHETT VALE, SA, 5162.

Management and staff appreciate your confidence in appointing Whittles as your Body Corporate Managers for the coming year, and assure you of our diligent and professional attention to the Corporation's affairs.

For your information, we have forwarded to your Presiding Officer our standard form of contract for execution on the Corporation's behalf which is to be returned to this office for keeping with the Corporation's files.

Should you have any queries or require attention, please do not hesitate to contact the undersigned.

Yours faithfully

Mathew Altamura
Body Corporate Manager

Minutes of the Annual General Meeting COMMUNITY CORP.22384 INC

Meeting Date	3 October 2023																
Meeting Location	https://mgawhittles.webex.com/meet/mathew.altamura Dial: 08 8249 7881 Access code: 2651 786 2455																
Time	10:00 AM	Closed: 10:30 AM															
Lots Represented	<table border="0"> <tr> <td>00001</td><td>Mr G & Ms W Lambert</td><td>Paper vote</td></tr> <tr> <td>00002</td><td>A H & W E Neave</td><td>Electronic vote</td></tr> <tr> <td>00007</td><td>A & J M Smith</td><td>Electronic vote</td></tr> <tr> <td>00008</td><td>S S Sawhney</td><td>Electronic vote</td></tr> <tr> <td>00009</td><td>Miss C J Webster</td><td>Paper vote</td></tr> </table>		00001	Mr G & Ms W Lambert	Paper vote	00002	A H & W E Neave	Electronic vote	00007	A & J M Smith	Electronic vote	00008	S S Sawhney	Electronic vote	00009	Miss C J Webster	Paper vote
00001	Mr G & Ms W Lambert	Paper vote															
00002	A H & W E Neave	Electronic vote															
00007	A & J M Smith	Electronic vote															
00008	S S Sawhney	Electronic vote															
00009	Miss C J Webster	Paper vote															
Chairperson	Mathew Altamura																
Quorum	<p>The Body Corporate Manager declared a quorum was present (in person or by proxy).</p> <p>Those owners who were in arrears were not considered towards the quorum count.</p>																

Item 1		
Declaration of Interest		
<p>All owners or their nominees, are reminded that they are required to advise the meeting if they have any direct or indirect pecuniary interest in any matter to be considered by the meeting. Whittles refers all Members to the Corporation's Agreement for disclosure of all its relevant interests.</p>		

Motion 2		
Acceptance of Minutes	Ordinary Resolution	
<p>PASSED BY MANAGER'S CHOICE that in accordance with the provisions of s81(5)(b) of the <i>Community Titles Act</i> 1996, the minutes of the Annual General Meeting held on 20 SEP 2022 and sent to owners be accepted as a true and correct record of the proceedings of that meeting.</p>		
Passed by Manager's Choice		

Motion 3**Acceptance of Statement of Accounts****Ordinary Resolution**

PASSED BY MANAGER'S CHOICE that in accordance with the provisions of s81(5) (d) of the *Community Titles Act 1996* (amended), the unaudited Statement of Accounts for the financial year ending 31 JUL 2023, which have been circulated to all members, is accepted.

Passed by Manager's Choice

Motion 4**Appointment of Manager****Ordinary Resolution**

PASSED BY MANAGER'S CHOICE that the Body Corporate under s76(9) of the *Community Titles Act 1996*:

- i. appoint Whittles Management Services Pty Ltd as its Manager to supply Services,
- ii. make the appointment for a Term of twelve (12) months, being from the 1 AUG 2023 to 31 JUL 2024 and that upon expiry of the Term this agreement will continue on a month to month basis until the next Annual General Meeting or until delegation is revoked,
- iii. authorise limited powers to Whittles Management Services Pty Ltd,
- iv. agree to pay Service Fees to Whittles Management Services Pty Ltd,
- v. acknowledge the Disclosures by Whittles Management Services Pty Ltd and
- vi. execute the Services Agreement that specifies the details of the terms and conditions of the appointment, with Whittles Management Services Pty Ltd.

The Services Agreement is available for viewing at whittles.com.au through your owner portal.

Passed by Manager's Choice

Election of Office Bearers and Committee

THAT in accordance with s76(1) & 90(1) of the *Community Titles Act 1996*, the meeting appoint Office Bearers and Committee Members.

Limitations Imposed

The Body Corporate Manager advises that the Management Committee and Officers of the Body Corporate do not have powers to resolve matters subject to special or unanimous resolutions.

Committee Meetings should be conducted in accordance with s91 to 99 of the *Community Titles Act 1996*.

An agenda should be forwarded to all committee members and decisions at the meeting minuted, copies of which are to be placed with the Body Corporate records.

Election of Presiding Officer

G Lambert has been elected unopposed as Presiding Officer.

Election of Secretary

G Lambert has been elected unopposed as Secretary.

Election of Treasurer

G Lambert has been elected unopposed as Treasurer.

Election of Ordinary Member

No nominees were selected for Ordinary Member, this place remains to be filled.

Item 6**Accredited Contractors (Advice)**

To ensure compliance with work health and safety requirements to protect both contractors and Body Corporate's, Whittles only engage accredited contractors who comply with state and territory legislation. If the Body Corporate decides, by act or omission to engage a contractor who is not accredited with Whittles, the Body Corporate acts as the Person Conducting a Business or Undertaking, in regard to the common property for the purposes of occupational health and safety legislation. This means, that if the contractor engaged by the Body Corporate does not have the necessary accreditation, an injured party may seek damages from the Body Corporate.

The Corporate Manager will only request quotations from, and instruct works to be undertaken on behalf of the Body Corporate, by accredited contractors. However, non-accredited contractor's invoices will be processed for payment only when instructed to do so by the Body Corporate Chairperson or a person authorised by the Body Corporate to do so.

Item 7**Annual Compliance Register (Advice)**

The *Work Health and Safety Act 2012*, recognises that a Body Corporate's common property is a workplace, as such the Body Corporate is responsible for ensuring the workplace is free from hazard, as far as reasonably practicable. Whittles has established a register to ensure owners are fully aware of their legislative and reporting requirements for the Body Corporate. Many different areas are subject to annual compliance and the Body Corporate Manager may review at the meeting all Body Corporate obligations and where necessary, update any compliance reports required to be held on file.

All legislative compliance reports will be reviewed promptly as required and any maintenance attended to in accordance with Australian Standards or Industry best practice using qualified and reputable practitioners. To ensure that the Body Corporate obligations are met and maintained during the year, the Compliance Register will be updated throughout the year.

Item 8**Current Insurance Details (Advice)**

A copy of the Body Corporate's current certificate of currency included with the meeting notice and is also available for viewing at whittles.com.au through your owner portal.

Motion 9		
Insurance Renewal	Ordinary Resolution	
<p>PASSED BY MANAGER'S CHOICE that the Body Corporate Manager is to arrange quotes and/or renewal of the Body Corporate's insurance for a sum insured of \$600,000 (Common Property \$250,000 and Lot 7 and Lot 8 Only) with the Authorised Representative of MGA Insurance Brokers Pty Ltd, who have an association with Whittles. A Financial Services Guide is available on request.</p> <p>Owners are reminded that where repairs are carried out under insurance and the repairs benefit a particular lot, the lot owner may be responsible for the payment of any excess subject to any explicit instructions to the contrary by the Body Corporate.</p> <p>Whittles recommends consideration be given to the following additional cover options if not already included in the policy; office bearers liability, flood or catastrophe, electrical surge, loss of rent and machinery breakdown.</p> <p><u>Contents Insurance</u> The Body Corporate Manager advises members of the necessity for them to arrange individually for adequate insurance for contents of their lot, inclusive of carpets, drapes, light fittings, etc., whether or not the lot is occupied by the lot owner or tenant, and it was noted that the Body Corporate's Legal Liability cover applied primarily to common property and that lot owners should be separately insured for cover in relation to their own premises.</p> <p><u>Building Insurance</u> The Body Corporate Manager advises members of the necessity for them to arrange individually for adequate insurance for their lot as the Body Corporate's cover applies to common property only.</p> <p>The Body Corporate's Certificate of Currency is available for viewing at whittles.com.au through your owner portal.</p>		
Passed by Manager's Choice		

Item 10		
General Business		
<p><u>Grounds Maintenance</u> The grounds maintenance is to continue to be undertaken by Principal Gardens.</p>		

Motion 11		
Administrative Fund Budget	Ordinary Resolution	
<p>PASSED BY MANAGER'S CHOICE that in accordance with s81(5)(d) (iii) of the <i>Community Titles Act 1996</i>, the attached Administrative Fund budget be approved and adopted.</p> <p>Contributions reflected in this budget are an increase from the previous budget with proposed quarterly contributions for the Corporation of \$2,000.00 for the financial year ending 31 JUL 2024.</p> <p>This budget is based on the requirements for the Body Corporate during the coming year and DOES NOT provide for additional works as may be agreed to or arranged by owners at the Annual General Meeting.</p> <p>Contributions will be raised in accordance with Lot Entitlement Values.</p>		
Passed by Manager's Choice		

Motion 12		
Sinking Fund Budget	Ordinary Resolution	
<p>PASSED BY MANAGER'S CHOICE that in accordance with s116 of the <i>Community Titles Act 1996</i>, the attached Sinking Fund budget be approved and adopted.</p> <p>Contributions reflected in this budget are the same as the previous budget with proposed quarterly contributions for the Corporation of \$736.00 for the financial year ending 31 JUL 2024.</p> <p>This budget is based on the requirements for the Body Corporate during the coming year and DOES NOT provide for additional works as may be agreed to or arranged by owners at the Annual General Meeting.</p> <p>Contributions will be raised in accordance with Lot Entitlement Values.</p>		
Passed by Manager's Choice		

Motion 13		
Insufficient Funds Special Levy Authority	Ordinary Resolution	
<p>PASSED BY MANAGER'S CHOICE that should there be insufficient funds in the Administration Account of the Body Corporate to meet the payment of the premium for insurance, rates and taxes or other like expenses as and when those expenses become due for payment and which if unpaid would expose the Body Corporate to risk or the imposition of fines or other sanctions, then, and only then, the Body Corporate Manager is authorised, but in consultation with the Management Committee, to raise a special levy to meet the shortfall required to ensure payment of the relevant expense provided that the amount of the special levy so raised is to be in accordance with Lot Entitlement Values and must not exceed the sum of \$2,990.00.</p> <p>If the maximum levy amount is insufficient to meet the relevant expense or expenses, then any additional special levy necessary to meet such expense must be authorised by the Body Corporate at a duly convened General Meeting of owners.</p>		
Passed by Manager's Choice		

Motion 14		
Interest Charged on Overdue Contributions/Levies	Ordinary Resolution	
<p>PASSED BY MANAGER'S CHOICE that in accordance with the provisions of s114 (4) of the <i>Community Titles Act 1996</i>, the Body Corporate will apply arrears interest of 15% per annum calculated daily, if payment of a contribution or levy or an instalment of a contribution or levy is not received in full within 30 days of the due date.</p> <p>The Management Committee is authorised to waive penalty interest charges in extenuating circumstances at their discretion.</p>		
Passed by Manager's Choice		

Motion 15		
Recovery of Overdue Contributions/Levies	Ordinary Resolution	
<p>PASSED BY MANAGER'S CHOICE that in accordance with s114 (7) of the <i>Community Titles Act 1996</i>, Whittles is authorised to take all necessary action, without the need for further authority, including instructing a debt recovery company to initiate legal proceedings against owners on behalf of COMMUNITY CORP.22384 INC when they are in arrears to recover overdue contributions and levies, penalties and recovery costs incurred.</p> <p>Whittles charge the debtor for the issue of a first arrears notice if payment of a contribution or levy or an instalment of a contribution or levy is not received in full within 27 days of the due date. (27 days or more overdue), and when issuing instructions to the debt recovery company.</p> <p>Fees charged by third party providers will be recovered from the debtor at cost per invoice.</p> <p>Owners are advised of the following debt recovery process:</p> <ol style="list-style-type: none"> 1. Owners are issued their contribution notice approximately 3 weeks before the due date. 2. If this is not paid by the due date owners are issued a reminder notice approximately 14 days after the due date. 3. Once 27 days or more overdue, a final notice is issued to the owner incurring a \$44.00 fee. Payment is to be made in full within 21 days from date of issue. 4. Interest starts accumulating on the overdue amounts approximately 5 days after the final notice is issued. 5. Once the 21 days has expired, the account will be referred to debt collection, which will incur a Whittles administration fee and an establishment fee from the debt collection agency. 		
Passed by Manager's Choice		

Item 16		
Next Meeting & Closure		
Next years AGM is to be held at a time and date to be advised by the Corporation Manager.		

Owners are able to access & update their personal details through Whittles Owner Portal online.

To access your account go to www.whittles.com.au select 'Owner Portal' and enter the following details:

- Account code
- Plan number
- Unit number
- PIN (if this is your first time logging in, leave pin blank as you will be prompted to set a pin)

**** Please note that Whittles encourages owners to receive all correspondence and account notices via email, this ensures timely delivery of documents.***

BUDGET

COMMUNITY CORP.22384 INC
11-15 VENNING STREET, MORPHETT VALE

Year ending July 2024

ADMINISTRATIVE FUND

	Aug-Oct 23	Nov-Jan 24	Feb-Apr 24	May-Jul 24	Annual Total
INCOME					
Contributions	1,600.00	2,000.00	2,000.00	2,000.00	\$7,600.00
Arrears	0.00	0.00	0.00	0.00	\$0.00
Advances	-0.00	-0.00	-0.00	-0.00	<u>-\$0.00</u>
Total	1,600.00	2,000.00	2,000.00	2,000.00	<u>\$7,600.00</u>
EXPENDITURE					
Common property	125.00	125.00	125.00	125.00	\$500.00
Electrical	100.00	100.00	100.00	100.00	\$400.00
Grounds - Contract groundsman	225.00	225.00	225.00	225.00	\$900.00
Insurance - Renewal	0.00	2,990.00	0.00	0.00	\$2,990.00
Management - Additional services fee	220.00	0.00	0.00	0.00	\$220.00
Management - Agreed Services	613.75	613.75	613.75	613.75	\$2,455.00
Management - Asset Maintenance Services	45.00	45.00	45.00	45.00	\$180.00
Management - Disbursement Fees	170.50	170.50	170.50	170.50	\$682.00
Plumbing	75.00	75.00	75.00	75.00	\$300.00
Security gates	0.00	250.00	0.00	250.00	\$500.00
Technology and System Fees	44.00	44.00	44.00	44.00	\$176.00
Utilities - Electricity	150.00	150.00	150.00	150.00	<u>\$600.00</u>
Total	1,768.25	4,788.25	1,548.25	1,798.25	<u>\$9,903.00</u>

SINKING FUND

	Aug-Oct 23	Nov-Jan 24	Feb-Apr 24	May-Jul 24	Annual Total
INCOME					
Contributions	736.00	736.00	736.00	736.00	\$2,944.00
Arrears	0.00	0.00	0.00	0.00	\$0.00
Advances	-0.00	-0.00	-0.00	-0.00	<u>-\$0.00</u>
Total	736.00	736.00	736.00	736.00	<u>\$2,944.00</u>

CASH FLOW SUMMARY

	Aug-Oct 23	Nov-Jan 24	Feb-Apr 24	May-Jul 24	Annual Total
<u>ADMINISTRATIVE FUND</u>					
Opening Balance	1,169.00	1,000.75	-1,787.50	-1,335.75	\$1,169.00
Add: Contributions	1,600.00	2,000.00	2,000.00	2,000.00	\$7,600.00
Add: Arrears	0.00	0.00	0.00	0.00	\$0.00
Minus: Advances	0.00	0.00	0.00	0.00	\$0.00
Minus: Expenditures	1,768.25	4,788.25	1,548.25	1,798.25	\$9,903.00
CLOSING BALANCE	1,000.75	-1,787.50	-1,335.75	-1,134.00	\$-1,134.00
<u>SINKING FUND</u>					
Opening Balance	23,027.12	23,763.12	24,499.12	25,235.12	\$23,027.12
Add: Contributions	736.00	736.00	736.00	736.00	\$2,944.00
Add: Arrears	0.00	0.00	0.00	0.00	\$0.00
Minus: Advances	0.00	0.00	0.00	0.00	\$0.00
Minus: Expenditures	0.00	0.00	0.00	0.00	\$0.00
CLOSING BALANCE	23,763.12	24,499.12	25,235.12	25,971.12	\$25,971.12

CALCULATION OF CONTRIBUTIONS

Total Lot Entitlement 10000
Number of Lots 10

Lot Number	— Effective from 15/12/23 —		— Effective from 15/12/23 —	
	LEV	ADMIN Fund	LEV	SINKING Fund
1	1040	\$208	1040	\$77
2	1040	\$208	1040	\$77
3	1010	\$202	1010	\$74
4	995	\$199	995	\$73
5	1020	\$204	1020	\$75
6	1020	\$204	1020	\$75
7	950	\$190	950	\$70
8	980	\$196	980	\$72
9	950	\$190	950	\$70
10	995	\$199	995	\$73
QUARTERLY TOTAL		<u>\$2,000.00</u>		<u>\$736.00</u>

Administrative Fund Statement of Income & Expenditure

COMMUNITY CORP.22384 INC
11-15 Venning Street MORPHETT VALE SA 5162
1 August 2023 to 31 July 2024
Printed 15/08/24 13:44

	YTD Actual	YTD Budget	Variance	Last Year
FUND INCOME				
Contributions	7,400.00	7,600.00	(200.00)	6,447.00
Interest-Contributions arrears	2.45	0.00	2.45	22.80
Special levy-Insurance renewal	0.00	0.00	0.00	937.00
TOTAL FUND INCOME	7,402.45	7,600.00	(197.55)	7,406.80
FUND EXPENDITURE				
Common property	0.00	500.00	500.00	198.00
Debt collection fees	88.00	0.00	(88.00)	44.00
Debt collection fees recovery	(44.00)	0.00	44.00	(132.00)
Electrical	0.00	400.00	400.00	0.00
Grounds	1,125.00	900.00	(225.00)	765.00
Insurance renewals	2,745.00	2,990.00	245.00	2,495.00
Keys & Fobs	79.20	0.00	(79.20)	0.00
Management - Additional services fee	264.00	220.00	(44.00)	517.00
Management - Agreed Services	2,455.00	2,455.00	0.00	2,274.00
Management - Asset Maintenance Services	180.00	180.00	0.00	180.00
Management - Disbursement Fees	858.00	858.00	0.00	712.21
Owner recovery	0.00	0.00	0.00	(429.00)
Plumbing	0.00	300.00	300.00	347.60
Security gates	0.00	500.00	500.00	0.00
Utilities-Electricity	488.67	600.00	111.33	520.23
TOTAL FUND EXPENDITURE	8,238.87	9,903.00	1,664.13	7,492.04
FUND SURPLUS (DEFICIT)	(836.42)	(2,303.00)	1,466.58	(85.24)

Administrative Fund Statement of Assets & Liabilities

COMMUNITY CORP.22384 INC

11-15 Venning Street MORPHETT VALE SA 5162

31 July 2024

Printed 15/08/24 13:44

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	1,169.00	1,254.24
Surplus/(Deficit) For Period	(836.42)	(85.24)
TOTAL FUNDS	332.58	1,169.00
ASSETS		
Cash at Bank (MBL)	376.58	1,362.15
TOTAL ASSETS	376.58	1,362.15
LIABILITIES		
Unallocated Advances	44.00	193.15
TOTAL LIABILITIES	44.00	193.15
NET ASSETS	332.58	1,169.00

Sinking Fund Statement of Income & Expenditure

COMMUNITY CORP.22384 INC

11-15 Venning Street MORPHETT VALE SA 5162

1 August 2023 to 31 July 2024

Printed 15/08/24 13:44

	YTD Actual	YTD Budget	Variance	Last Year
FUND INCOME				
Contributions	2,871.00	2,944.00	(73.00)	3,017.00
TOTAL FUND INCOME	2,871.00	2,944.00	(73.00)	3,017.00
FUND EXPENDITURE				
Electrical	2,169.75	0.00	(2,169.75)	0.00
Plumbing	686.59	0.00	(686.59)	0.00
TOTAL FUND EXPENDITURE	2,856.34	0.00	(2,856.34)	0.00
FUND SURPLUS (DEFICIT)	14.66	2,944.00	(2,929.34)	3,017.00

Sinking Fund Statement of Assets & Liabilities

COMMUNITY CORP.22384 INC

11-15 Venning Street MORPHETT VALE SA 5162

31 July 2024

Printed 15/08/24 13:44

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	23,027.12	20,010.12
Surplus/(Deficit) For Period	14.66	3,017.00
TOTAL FUNDS	23,041.78	23,027.12
ASSETS		
Cash at Bank (MBL)	23,041.78	23,027.12
TOTAL ASSETS	23,041.78	23,027.12
LIABILITIES		
TOTAL LIABILITIES	0.00	0.00
NET ASSETS	23,041.78	23,027.12

Consolidated Statement of Assets & Liabilities

COMMUNITY CORP.22384 INC

11-15 Venning Street MORPHETT VALE SA 5162

31 July 2024

Printed 15/08/24 13:44

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	24,196.12	21,264.36
Surplus/(Deficit) For Period	(821.76)	2,931.76
TOTAL FUNDS	23,374.36	24,196.12
ASSETS		
Cash at Bank (MBL)	23,418.36	24,389.27
TOTAL ASSETS	23,418.36	24,389.27
LIABILITIES		
Unallocated Advances	44.00	193.15
TOTAL LIABILITIES	44.00	193.15
NET ASSETS	23,374.36	24,196.12

Notes to the Financial Statements
COMMUNITY CORP.22384 INC
11-15 Venning Street MORPHETT VALE SA 5162
31 July 2024
Printed 15/08/24 13:44

Investments

Nil

The following balances relate to amounts received or owing as at 31/07/2024

Receivables - Owner Arrears

Unit/Lot Details	Admin		Sinking	Total
	Contributions	Final notice fee	Contributions	
00010	199.00	44.00	73.00	316.00
Totals	199.00	44.00	73.00	316.00

Debtors

Nil

Allocated Advance Payments

Nil

Outstanding Creditors

Nil

Unallocated Advance Payments

Unit/Lot Details	Admin
00003	44.00-
Totals	44.00-

Remuneration

Commissions received by Whittles are disclosed in the Services Agreement between the Body Corporate and Whittles

Commissions received by Whittles for the financial year of the body corporate: \$326.33

Summary of Significant Accounting Policies

COMMUNITY CORP.22384 INC

11-15 Venning Street MORPHETT VALE SA 5162

1 August 2023 to 31 July 2024

Printed 15/08/24 13:44

Basis of Preparation

The Body Corporate agent has prepared the financial statements on the basis that the Body Corporate is a non-reporting entity because there are no users dependent on general purpose financial statements. These financial statements are therefore special purpose financial statements that have been prepared to meet the information needs of members.

The financial statements have been prepared in accordance with the significant accounting policies disclosed below, which the Body Corporate agent has determined are appropriate to meet the purposes of preparation. Such accounting policies are consistent with the prior period unless otherwise stated.

Basis of Accounting

The financial statements have been prepared on a cash basis where income is recorded when received and expenditure is recorded when paid and are based on historical costs.

Cash and cash equivalents

Cash and cash equivalents comprise deposits held on call with banks and other short-term highly liquid investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

Goods and Services Tax

Income, expenditure and assets of the Corporation are recognised net of the amount of Goods and Services Tax (GST), except where the GST incurred is not recoverable from the Australian Taxation Office (ATO).

The net amount of GST payable to, or recoverable from, the ATO represents the unpaid portion of the aggregate of GST on income received and expenditure paid and is presented as the GST Control Account on the Statement of Assets and Liabilities.

Income Tax

Income tax is the tax payable on taxable income calculated using applicable income tax rates enacted, or substantially enacted, during the financial year.

Only the non-member income of the Corporation is assessable for income tax purposes, as member income is excluded under the principle of mutuality.

The income tax expense recorded in the Statement of Income and Expenditure represent amounts that have been paid to, or recovered from, the ATO.

Administrative Fund Statement of Income & Expenditure

COMMUNITY CORP.22384 INC

11-15 Venning Street MORPHETT VALE SA 5162

1 August 2022 to 31 July 2023

Printed 22/08/23 16:28

	YTD Actual	YTD Budget	Variance	Last Year
FUND INCOME				
Contributions	6,447.00	6,300.00	147.00	6,153.00
Interest-Contributions arrears	22.80	0.00	22.80	121.45
Special levy-Insurance renewal	937.00	0.00	937.00	937.00
TOTAL FUND INCOME	7,406.80	6,300.00	1,106.80	7,211.45
FUND EXPENDITURE				
Common property	198.00	500.00	302.00	418.00
Debt collection fees	44.00	0.00	(44.00)	176.00
Debt collection fees recovery	(132.00)	0.00	132.00	(176.00)
Electrical	0.00	400.00	400.00	0.00
Grounds	765.00	900.00	135.00	1,292.10
Insurance renewals	2,495.00	2,600.00	105.00	2,225.00
Management - Additional services fee	517.00	0.00	(517.00)	44.00
Management - Agreed Services	2,274.00	2,274.00	0.00	2,274.00
Management - Asset Maintenance Services	180.00	180.00	0.00	180.00
Management - Disbursement Fees	712.21	715.00	2.79	682.00
Owner recovery	(429.00)	0.00	429.00	(521.15)
Plumbing	347.60	300.00	(47.60)	0.00
Security gates	0.00	500.00	500.00	0.00
Utilities-Electricity	520.23	600.00	79.77	425.24
TOTAL FUND EXPENDITURE	7,492.04	8,969.00	1,476.96	7,019.19
FUND SURPLUS (DEFICIT)	(85.24)	(2,669.00)	2,583.76	192.26

Administrative Fund Statement of Assets & Liabilities

COMMUNITY CORP.22384 INC

11-15 Venning Street MORPHETT VALE SA 5162

31 July 2023

Printed 22/08/23 16:28

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	1,254.24	1,061.98
Surplus/(Deficit) For Period	(85.24)	192.26
TOTAL FUNDS	1,169.00	1,254.24
ASSETS		
Cash at Bank (MBL)	1,362.15	942.72
Sundry Receivables	0.00	313.52
TOTAL ASSETS	1,362.15	1,256.24
LIABILITIES		
Unallocated Advances	193.15	2.00
TOTAL LIABILITIES	193.15	2.00
NET ASSETS	1,169.00	1,254.24

Sinking Fund Statement of Income & Expenditure

COMMUNITY CORP.22384 INC

11-15 Venning Street MORPHETT VALE SA 5162

1 August 2022 to 31 July 2023

Printed 22/08/23 16:28

	YTD Actual	YTD Budget	Variance	Last Year
FUND INCOME				
Contributions	3,017.00	2,944.00	73.00	3,017.00
TOTAL FUND INCOME	3,017.00	2,944.00	73.00	3,017.00
FUND EXPENDITURE				
TOTAL FUND EXPENDITURE	0.00	0.00	0.00	0.00
FUND SURPLUS (DEFICIT)	3,017.00	2,944.00	73.00	3,017.00

Sinking Fund Statement of Assets & Liabilities

COMMUNITY CORP.22384 INC

11-15 Venning Street MORPHETT VALE SA 5162

31 July 2023

Printed 22/08/23 16:28

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	20,010.12	16,993.12
Surplus/(Deficit) For Period	3,017.00	3,017.00
TOTAL FUNDS	23,027.12	20,010.12
ASSETS		
Cash at Bank (MBL)	23,027.12	20,010.12
TOTAL ASSETS	23,027.12	20,010.12
LIABILITIES		
TOTAL LIABILITIES	0.00	0.00
NET ASSETS	23,027.12	20,010.12

Consolidated Statement of Assets & Liabilities

COMMUNITY CORP.22384 INC

11-15 Venning Street MORPHETT VALE SA 5162

31 July 2023

Printed 22/08/23 16:28

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	21,264.36	18,055.10
Surplus/(Deficit) For Period	2,931.76	3,209.26
TOTAL FUNDS	24,196.12	21,264.36
ASSETS		
Cash at Bank (MBL)	24,389.27	20,952.84
Sundry Receivables	0.00	313.52
TOTAL ASSETS	24,389.27	21,266.36
LIABILITIES		
Unallocated Advances	193.15	2.00
TOTAL LIABILITIES	193.15	2.00
NET ASSETS	24,196.12	21,264.36

Notes to the Financial Statements
COMMUNITY CORP.22384 INC
11-15 Venning Street MORPHETT VALE SA 5162
31 July 2023
Printed 22/08/23 16:28

Investments Nil

The following balances relate to amounts received or owing as at 31/07/2023

Receivables - Owner Arrears Nil

Debtors Nil

Allocated Advance Payments Nil

Outstanding Creditors Nil

Unallocated Advance Payments

Unit/Lot Details	Admin
00005	0.05-
00006	2.00-
00010	191.10-
Totals	193.15-

Remuneration

Commissions received by Whittles are disclosed in the Services Agreement between the Body Corporate and Whittles

Commissions received by Whittles for the financial year of the body corporate: \$295.41

Summary of Significant Accounting Policies

COMMUNITY CORP.22384 INC

11-15 Venning Street MORPHETT VALE SA 5162

1 August 2022 to 31 July 2023

Printed 22/08/23 16:28

Basis of Preparation

The Body Corporate agent has prepared the financial statements on the basis that the Body Corporate is a non-reporting entity because there are no users dependent on general purpose financial statements. These financial statements are therefore special purpose financial statements that have been prepared to meet the information needs of members.

The financial statements have been prepared in accordance with the significant accounting policies disclosed below, which the Body Corporate agent has determined are appropriate to meet the purposes of preparation. Such accounting policies are consistent with the prior period unless otherwise stated.

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Cash and cash equivalents

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Goods and Services Tax

Income, expenditure and assets of the Corporation are recognised net of the amount of Goods and Services Tax (GST), except where the GST incurred is not recoverable from the Australian Taxation Office (ATO).

The net amount of GST payable to, or recoverable from, the ATO represents the unpaid portion of the aggregate of GST on income received and expenditure paid and is presented as the GST Control Account on the Statement of Assets and Liabilities.

Income Tax

Income tax is the tax payable on taxable income calculated using applicable income tax rates enacted, or substantially enacted, during the financial year.

Only the non-member income of the Corporation is assessable for income tax purposes, as member income is excluded under the principle of mutuality.

The income tax expense recorded in the Statement of Income and Expenditure represent amounts that have been paid to, or recovered from, the ATO.

SINKING FUND BUDGET

11-15 Venning Street
Morphett Vale SA 5162
Community Corporation 22384



Report details	
Inspection date:	3/02/2015
Inspector:	Nic Johnston

NEW SOUTH WALES

Level 6, 115 Pitt St Sydney 2000
PO Box A72 Sydney South NSW 1235

QUEENSLAND

18 Park Rd Milton 4064
PO Box 1584 Milton 4064

VICTORIA

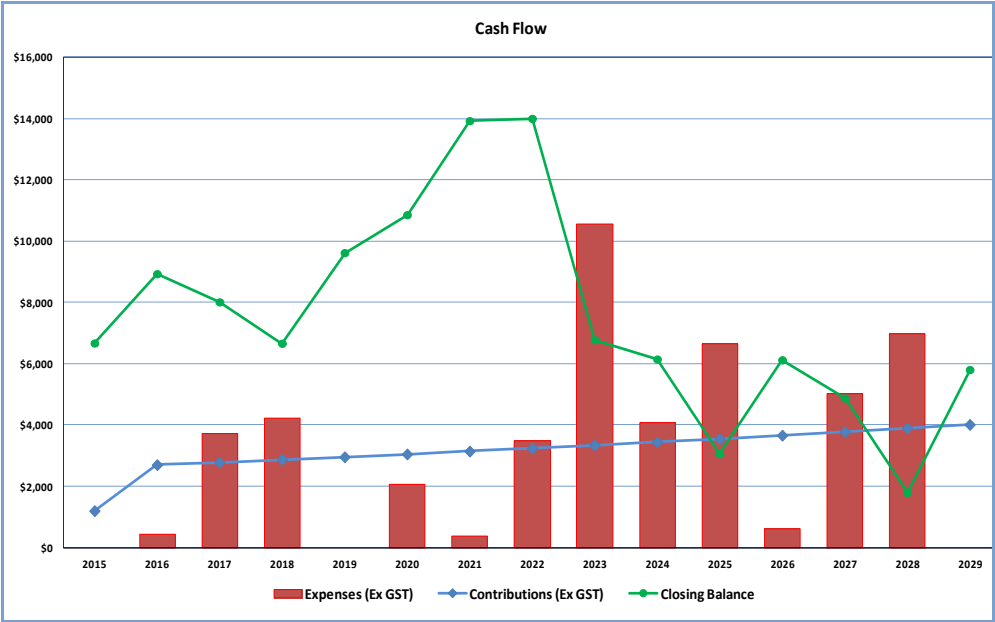
Level 1, 1 Queens Rd Melbourne 3004
GPO Box 3025 Melbourne 3001

Building Details & Report Inputs

Year of construction or Registered Plan date	2004
Number of lot entitlements	10000
Current levy per lot entitlement	\$0.12
Starting date of financial year for report	1/08/2014
Opening balance (At <i>commencement date</i>)	\$5,472
GST status	Not Registered for GST
Assumed interest rate on invested funds	3.35%
Company taxation rate	30.00%
Interest on invested funds (<i>Assumed interest rate less company taxation rate. Applied to average balances over \$10,000</i>)	2.35%
Contingency allowance	8%
Assumed rate of inflation for building maintenance costs (Based on RBA data over 15 years)	3.10%
Plan period	15

15 Year Levy Table

Year	End date	Recommended annual levy (Inc. GST)	Recommended annual levy per lot entitlement
1	31/07/2015	1,200.00	0.12
2	31/07/2016	2,700.00	0.27
3	31/07/2017	2,783.70	0.28
4	31/07/2018	2,869.99	0.29
5	31/07/2019	2,958.96	0.30
6	31/07/2020	3,050.69	0.31
7	31/07/2021	3,145.26	0.31
8	31/07/2022	3,242.76	0.32
9	31/07/2023	3,343.29	0.33
10	31/07/2024	3,446.93	0.34
11	31/07/2025	3,553.78	0.36
12	31/07/2026	3,663.95	0.37
13	31/07/2027	3,777.53	0.38
14	31/07/2028	3,894.63	0.39
15	31/07/2029	4,015.36	0.40



Anticipated Expenditures Table Year 1 - 15

This table shows when expenses will occur in the next 15 years. From left to right the columns are: -

‘Expenditure Items’ - lists the different areas and items of expenditure.

‘Current Cost’ - shows the current maintenance expenditure costs in today’s dollars.

‘Year 1’ to ‘Year 15’ - shows the costs in the year in which they occur including the ‘Assumed Rate of Inflation’ compounded annually until the cost is due.

At the bottom on each column there are three lines. Firstly, a **‘Sub Total (Inc. GST)’** followed by a line calculating the **‘Contingency Allowance (Inc. GST)’** for unforeseen and minor expenses and finally **‘Total Expenses (Inc. GST)’** for that year. Please note: This page rounds figures to the nearest whole dollar.

Expenditure Item	Current Cost	Year 1 (2015)	Year 2 (2016)	Year 3 (2017)	Year 4 (2018)	Year 5 (2019)	Year 6 (2020)	Year 7 (2021)	Year 8 (2022)	Year 9 (2023)	Year 10 (2024)	Year 11 (2025)	Year 12 (2026)	Year 13 (2027)	Year 14 (2028)	Year 15 (2029)
1. Vehicle accessways																
Repair concrete kerbing (total: 49 Lm) - 20%	394	-	-	-	432	-	-	-	-	503	-	-	-	-	586	-
Repair concrete spoon drain (total: 68 Lm) - 20%	551	-	-	-	604	-	-	-	-	703	-	-	-	-	819	-
Repair or replace paving (total: 298 m2) - 10%	2,226	-	-	-	2,440	-	-	-	-	2,842	-	-	-	-	3,310	-
Maintain storm water drains	4,497	-	-	-	-	-	-	-	-	5,741	-	-	-	-	-	-
Replace security gate	4,047	-	-	-	-	-	-	-	-	-	-	5,492	-	-	-	-
Repaint security gate	488	-	-	-	-	-	-	-	-	-	-	662	-	-	-	-
Replace electric gate motor - small	3,226	-	-	3,429	-	-	-	-	-	-	-	-	-	4,653	-	-
Sub Total (Incl. GST)		0	0	3,429	3,476	0	0	0	0	9,789	0	6,154	0	4,653	4,715	0
2. Fixtures and fittings																
Maintain common light fittings - external	394	-	406	-	432	-	459	-	488	-	519	-	551	-	586	-
Sub Total (Incl. GST)		0	406	0	432	0	459	0	488	0	519	0	551	0	586	0
3. Building signage																
Replace signage	280	-	-	-	-	-	-	336	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	0	0	336	0	0	0	0	0	0	0	0
4. Fence maintenance																
Repair or replace Colorbond panel fence (total: 161 Lm – rate 50%) - 10%	1,043	-	-	-	-	-	-	-	1,292	-	-	-	-	-	-	-
Repair or replace Colorbond panel fence (total: 92 Lm – rate 100%) - 10%	1,174	-	-	-	-	-	-	-	1,454	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	0	0	0	2,746	0	0	0	0	0	0	0

Expenditure Item	Current Cost	Year 1 (2015)	Year 2 (2016)	Year 3 (2017)	Year 4 (2018)	Year 5 (2019)	Year 6 (2020)	Year 7 (2021)	Year 8 (2022)	Year 9 (2023)	Year 10 (2024)	Year 11 (2025)	Year 12 (2026)	Year 13 (2027)	Year 14 (2028)	Year 15 (2029)
5. Walls																
Repaint brick walls	783	-	-	-	-	-	912	-	-	-	-	-	-	-	1,164	-
Repair or replace brick walls (total: 38 m2 – rate 100%) - 5%	452	-	-	-	-	-	527	-	-	-	-	-	-	-	-	-
Repair block retaining walls (total: 55 m2 - rate 100%) - 20%	2,473	-	-	-	-	-	-	-	-	-	3,255	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	0	1,439	0	0	0	3,255	0	0	0	1,164	0
Grand Total (Incl. GST)		0	406	3,429	3,908	0	1,898	336	3,234	9,789	3,774	6,154	551	4,653	6,465	0
Contingency Allowance (Incl. GST)		0	32	274	313	0	152	27	259	783	302	492	44	372	517	0
Grand Total Expenses (Incl. Contingency Allowance and GST)		0	438	3,703	4,221	0	2,050	363	3,493	10,572	4,076	6,646	595	5,025	6,982	0

Building Data List from the Property Inspection for Community Corporation 22384

This table has all the data collected by the building inspector while inspecting the complex. The columns from left to right are:-

'Items' – identifies and describes the maintenance item

'Qty' – lets you know the total quantity of that item

'Unit' – is the unit rate used to measure the quantity

'Rate' – is the cost of each unit in dollars

'Value' – is the quantity (Qty) multiplied by the Rate (\$)

'Next Due' - is the remaining life in years until an item needs money spent on it.

'Total Life' - is the total life the item after it is replaced, repaired or repainted.

'Comments' – details any useful explanatory notes for the item.

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
1. Vehicle accessways							
Repair concrete kerbing (total: 49 Lm) - 20%	10	Lm	39.35	394.00	4	5	Repair as required
Repair concrete spoon drain (total: 68 Lm) - 20%	14	Lm	39.35	551.00	4	5	Repair as required
Repair or replace paving (total: 298 m2) - 10%	30	m2	74.20	2,226.00	4	5	Replace as required
Maintain storm water drains	2	Item	2,248.34	4,497.00	9	10	Ongoing maintenance program
Replace security gate	1	Item	4,047.01	4,047.00	11	20	Replace as required
Repaint security gate	6	Lm	81.26	488.00	11	20	Ongoing painting program
Replace electric gate motor - small	2	Ea	1,613.19	3,226.00	3	10	Replace as required
2. Fixtures and fittings							
Maintain common light fittings - external	1	Item	394.19	394.00	2	2	Ongoing maintenance allowance
3. Building signage							
Replace signage	1	Item	280.00	280.00	7	15	Quotation required
4. Fence maintenance							
Repair or replace Colorbond panel fence (total: 161 Lm – rate 50%) - 10%	16	Lm	65.20	1,043.00	8	15	Repair or replace as required - shared boundary fence
Repair or replace Colorbond panel fence (total: 92 Lm – rate 100%) - 10%	9	Lm	130.40	1,174.00	8	15	Repair or replace as required
5. Walls							
Repaint brick walls	38	m2	20.60	783.00	6	8	Ongoing painting program
Repair or replace brick walls (total: 38 m2 – rate 100%) - 5%	2	m2	225.88	452.00	6	12	Repair or replace as required
Repair block retaining walls (total: 55 m2 - rate 100%) - 20%	11	m2	224.83	2,473.00	10	15	Repair as required

Inspector's Report for Community Corporation 22384

1. Actual Painting quotations can vary to our Painting Cost Estimates due to colour selection changes (i.e.: changing from light to dark or dark to light that may require multiple coats). Often over product specification that includes either an impact membrane or 3 coat system can add up to 15-20% to the painting per square metre rate.
2. The maintenance of fences between properties is regulated under the Fences Act 1975, which states that each adjoining owner shall pay half the cost of maintain an adequate fence. As such, we have applied a fifty percent rate to all maintenance work on these fences in this report.
3. For aesthetic and practical reasons, the entire maintenance costs for fences dividing the common property from individual lots have been attributed to the Community Corporation.
4. An allowance has been made in this report to assist with the maintenance of the retaining walls on the boundary of the property. The law regarding retaining walls dividing properties is not settled and therefore the responsibility for maintaining them varies, depending on a range of factors including who built the wall, whose property it is on and who benefits from its construction. For the purpose of this report we have presumed that the maintenance costs will be shared equally with neighbouring properties. As such, a fifty percent rate has been used for all maintenance work on these retaining walls in this report.
5. The bitumen driveway will require resurfacing from time to time in addition to spot maintenance to address minor issues as they arise. An allowance has been made in this report to assist with the cost of these ongoing works based on the average life expectancy of bitumen driveways. Bitumen driveways are more susceptible to environmental factors than other areas of the property, such as heavy rain leading to subsidence and pot-holing and heavy vehicle traffic. It is important that any deterioration is addressed promptly, as the deterioration of bitumen tends to accelerate when not maintained, significantly increasing overall maintenance costs. As such, we recommend that the Community Corporation regularly monitor the state of repair of the driveway and, if necessary, allocate additional funds for prompt maintenance.
6. The powder coated surfaces throughout the property have a lengthy maintenance-free period when new. After this period these surfaces may be repainted to maintain their appearance. It is important to note that powder coated surfaces will need to be prepared for painting, and that most paints will require an additive to ensure a high quality finish.
7. We have recommended that the balance of the Sinking Fund be allowed to increase over the length of this report, leading to a significant balance in the later years. It is necessary to allow a larger balance over time to offset the effects of inflation on building material and labour costs and also to ensure that adequate funds are available to provide for major works (which frequently become necessary as the building ages but which cannot be reliably forecast this far in advance). Based on historical data and current trends, we anticipate that building construction and maintenance costs will increase by approximately fifty percent every fifteen years. This recommendation will be reviewed each time this report is updated, in light of price levels and the state of the building at the time of each update.
8. Money was allocated to the maintenance of driveway / car park entry gates and the replacement of electric gate motors over time.

Report Notes

Sinking Fund Budget (SA)

This budget satisfies the current requirements of Section 26 and 27 of the Strata Titles Act 1988 (SA). The legislation states:-

25—Functions

The functions of the Community Corporation are as follows:

(a) to administer and maintain the common property for the benefit of the unit holders and, to such extent as may be appropriate, other members of the strata community;

27—Power to raise money

(1) A Community Corporation may raise such funds (including reserve funds for future expenditure of a capital nature) as it thinks necessary.

(2) For the purpose of raising funds the Community Corporation may, by resolution, levy contributions against all unit holders.

(3) The contributions—

(a) will be proportional to the unit entitlements of the various units; or

(b) will be determined on such other basis as the Community Corporation decides by unanimous resolution.

THIS REPORT DEALS WITH THE SINKING FUND BUDGET.

Figures used and updates - The figures used in the forecast are typical for this type of building and normal usage. The Community Corporation has some discretion in the timing of most maintenance items. The purpose of this forecast is to ensure monies are available when required to cover foreseeable expenses.

Contingency - A contingency has been allowed for any unforeseen expenses. Please refer to the second page of the report.

Interest, Taxation and Inflation - The standard interest rate used by Solutions in Engineering is based on the Reserve Bank of Australia's (RBA) historical series for Cash Management and Online Savings Account interest rates for the past previous fifteen years. The company tax rate is applied to interest income unless Solutions in Engineering is advised that the Community Corporation is exempt from tax on external income. The standard inflation rate used by Solutions in Engineering is based upon the entire RBA historical series for Construction, Manufacturing and Property Services inflation, commencing March 1999. While historical figures are not an accurate predictor of specific future outcomes, over the life of this report (fifteen years), interest rates and inflation should approach long-term averages. Changes in economic conditions may affect the accuracy of these figures. This report should be updated at regular intervals to ensure that any such changes are taken into account.

Administration Budget - Items of a recurrent nature that are covered by the administration budget such as maintenance contract for lifts, fire protection equipment, air conditioners, cleaning and gardening are not included. Neither are items of a minor recurrent nature with varying life spans such as light bulbs and exit light battery packs.

Safety - The inspection does not cover safety issues.

Lifts - Due to the many types of lift contracts covering varying parts and aspects of lift maintenance, no allowance is made unless instructed by the Community Corporation Committee/Representative.

Fire Maintenance – We have assumed that the Fire Maintenance Contractor has covered the Fire Maintenance Items; no allowance is made unless instructed by the Community Corporation Committee/Representative.

Items with Indefinite Lives - There is no allowance for replacement of items that, if properly maintained, should last indefinitely, (unless otherwise requested by the Community Corporation); for example: sanitary fittings and lift carriage interiors. This forecast deals only with estimating the timing of physical obsolescence.

Improvements - The Community Corporation may resolve to undertake improvements not related to normal maintenance. No allowance has been made for these items unless instructed.

Defects - No allowance has been made for correction of defects resulting from faulty construction except where nominated in the report. The inspectors report summarises only issues observed during our inspection and is not a structural report.

Ongoing Maintenance Programs - The lives of some items overall may have been extended indefinitely due to the use of an ongoing maintenance program. When there is any doubt in our minds about how and when an item may need replacement or maintenance, we give control to the Community Corporation. With allowances for ongoing maintenance programs, allow funds to be available for maintenance, gradual replacement or in some cases accumulation of funds for total replacement in the long term. The lives of some items can vary considerably, especially with issues such as:

- Usage.
- Accidental damage to floor tiles, which may or may not be still available or in stock.
- Fences can be maintained and replaced gradually or all at once.
- Metal and Aluminium Balustrades can last anywhere between 10 and 50 years, depending on the original quality, coatings (painting) and maintenance.
- Concrete driveways that have been cracked but are still perfectly sound and serviceable.
- Pumps and Fans can last indefinitely or wear out relatively quickly. This often depends on the quality of internal construction and finish.

Updates - The forecast is made with the best available data at this time. The forecast should be upgraded at regular intervals. We recommend a minimum of bi-annual updates.

Supply terms and conditions - All services provided by Solutions in Engineering are supplied on the basis of **Supply Terms and Conditions** which are available from our Office and from our website www.solutionsinengineering.com

Please read the information and the notes on the Inspector's report to gain the most from this report.

The following is a summary of policy decisions, special and unanimous resolutions resolved by the Corporation.

The relevant minutes should be consulted for precise wording of the resolutions.

Date of Meeting	Details of Resolution
09/09/08	<p><u>Maintenance supervisor</u></p> <p>The Corporation Manager advised that Whittles has a building contracts division to oversee its client corporations' maintenance work performed by contractors who have entered into an agreement with Whittles. Specified work totalling over \$2000 will be inspected and assessed by a maintenance supervisor prior to invoice payment.</p> <p>All Whittles approved contractors are required to comply with the terms and conditions set down in an agreement between Whittles and the contractor. The contractor, having entered into this agreement, agrees to pay to Whittles a management service fee of up to 7% of the invoiced amount. Maintenance carried out by contractors who are not party to an agreement with Whittles, will not be supervised unless the Corporation negotiates a fee for this service with Whittles.</p> <p>It was agreed that the Corporation participate in this arrangement.</p> <p><u>Signage</u></p> <p>It was agreed that a land agent instructed to offer any lot "For Sale" be permitted to erect one sign only, of dimensions not greater than 1.2 x 1.0 metres. This sign must indicate the number of the lot and is to be installed as near as practicable to the front boundary of the premises and be removed not later than 48 hours after a contract for sale of the lot has been signed.</p> <p>Letting signs are prohibited.</p> <p><u>Tanks</u></p> <p>All lot holders may install a rainwater tank on their own lot yard subsidiary providing adequate measures are taken for the discharge of overflow water to the satisfaction of the Corporation. The tank must not greater than 2 meters high and colouring must be consistent with the architecture of the buildings</p> <p><u>Heaters</u></p> <p>All lot holders may install a space heater in their lot with a flue, which protrudes through the roof.</p> <p><u>Security Screens</u></p> <p>All lot holders may install security screens to the doors and windows provided they conform in colour and design to those already installed.</p>

Security Shutters

All lot holders may install security shutters to the windows provided they conform in colour and design to those already installed.

Pergolas

All lot holders may erect a pergola/verandah in the lot yard subsidiary subject to local Council approval, that it be erected using first grade materials to a tradesperson's standard, and conforms in height, dimension of materials and colour to the construction of those already installed.

Awnings/Blinds

All lot holders may install external awnings/blinds on windows so long as they conform in materials, design and colours to the architecture of the building.

Sheds

All lot holders may erect garden sheds in the lot yard subsidiary provided it conforms to those already installed.

TV Antennae/Pay TV Dishes

Lot holders may install one roof mounted television antenna for each lot. Lot holders may install one room mounted Pay TV Dish not exceeding 1 metre in diameter.

Security Alarms

Lot holders may install a security alarm for their Lot, which includes an external flashing light.

Sensor Lights

Lot holders may install external sensor lights at their lot.

PRESCRIBED WORKS:

The Manager advised that should any owner wish to apply to the Corporation (other than at the annual general meeting) for an approval of any kind, which was for their exclusive benefit, the prescribed meeting fee will apply to conduct an Extraordinary General Meeting. It was agreed that this fee be charged to the applicant.

07/10/09

No Resolutions Recorded

29/09/10

Maintenance Supervisor confirmed.

06/10/11

Solar Panels

That all owners be granted approval by the Corporation to install solar panels on the roof of their lot, of a similar design by professional installers once Council Approval has been obtained at owner cost.

29/10/12

No Resolutions Recorded

26/09/13

Whittles Maintenance Service - Appointment

Following review of the various National and State WH&S legislation, Whittles has revised its policy for instructing contractors, on behalf of the Corporation, to carry out work onsite. With effect from 1/01/13 Whittles policy will be that contractors must be registered as an accredited contractor with Whittles.

It is therefore resolved that only contractors registered as an accredited contractor with Whittles be instructed to carry out work at the Corporation.

That accreditation be confirmed by Whittles as current to allow the issue of the work instructions, and that the Body Corporate pay a fee to Whittles of \$110 and \$22 per work order to maintain and oversee this registration process. It is understood that Whittles will not issue work instructions to any contractor not satisfying this accreditation process.

Should the Corporation Owners decide that they would not avail themselves of the benefits of Whittles contractor accreditation process and that the Management Committee would attend to all maintenance requirements, including obtaining quotes and instructing contractors to proceed. It is acknowledged that Whittles cannot be involved in this process in any way. On completion of the work, the Corporation Chairman or a person authorised by the Corporation will sign off on the invoice and then forward it to Whittles for payment from the Corporations funds. Whittles cannot be involved in any dispute or negotiation with the contractor and will not co-ordinate, supervise or oversee their work.

17/11/14

No Resolutions Recorded

22/10/15
(REC AGM)

No Resolutions Recorded

31/10/16
(REC AGM)

No Resolutions Recorded

27/09/17

No Resolutions Recorded

10/10/18

No Resolutions Recorded

09/10/19

No Resolutions Recorded

09/09/20

No Resolutions Recorded

23/09/21

No Resolutions Recorded

20/09/22 AGM

No Resolutions Recorded

03/10/2023

No Resolutions Recorded

BY - LAWS

**COMMUNITY PLAN NO. 22384
INCORPORATED**

**11-15 VENNING STREET
MORPHETT VALE**

TERMS OF INSTRUMENT NOT
CHECKED BY LAND TITLES OFFICE

BY-LAWS
Development No. 145/C717/13

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COMMUNITY TITLES ACT, 1996

**BY-LAWS OF COMMUNITY SCHEME
15 VENNING STREET MORPHETT VALE**

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

1. Administration, Management and Control of Common Property

The Community Corporation is responsible for the administration, management and control of the common property.

2. Use and Enjoyment of the Common Property

- 2.1 The Common Property is, subject to the Act and these By-Laws, for the common use and enjoyment of residents in the Community Scheme and their visitors and for access purposes to each lot.
- 2.2 A person may not use the common property to park motor vehicles.

3. Use and Enjoyment of the Community Lots

A person may use a lot for residential purposes and for other purposes that are normally incidental or ancillary to the use of land for residential purposes but must not use the lot for any other purpose unless the use has been approved by the corporation.

4. Structural Alterations

- 4.1 A person must not make a structural addition or alteration to a lot or carry out other building work on a lot without the approval of the corporation given by special resolution.
- 4.2 This By-Law is in addition to the requirement of section 102 of the Act.

5. Maintenance and Repair

- 5.1 The owner of a lot must maintain and keep in good repair buildings, fences and other structural improvements to the lot (including paintwork and external finishes).
- 5.2 If the corporation is of the opinion that a tree growing on a lot may cause a nuisance or hazard to any person, or may cause structural damage to any building or structure on the lot, the corporation may, by notice in writing given personally or by post to the owner, require the owner to have the tree removed.
- 5.3 The owner must comply with a requirement under By-Law 5.2.

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

- 6.1 The occupier of a lot must keep the lot in a clean and tidy condition.
- 6.2 The occupier must properly maintain lawns and gardens in the lot.
- 6.3 The occupier of a lot must-
 - 6.3.1 store garbage in an appropriate container that prevents the escape of unpleasant odours; and
 - 6.3.2 comply with any requirements of a council, health or environment authority for the disposal of garbage
- 6.4 The occupier of a lot must not-
 - 6.4.1 bring or accept objects or materials on to the site of a kind that are likely to cause justified offence to the other members of the corporation community.
 - 6.4.2 allow refuse to accumulate so as to cause justified offence to others.
- 6.5 The occupier of a lot used for residential purposes must not without the consent of the Corporation use or store on the lot any explosive, noxious or other dangerous substances.

7. Disturbances

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

8. Insurance by Community Corporation

- 8.1 The Community Corporation shall effect such insurance as is required by Sections 103 and 104 of the Act but subject to the provisions of By-Law 12 hereinafter shall not be responsible for insuring buildings and other improvements on individual community lots

- 8.2 An owner or occupier of a community lot must not, except with the approval of the Community corporation, do anything that might:-

- 8.2.1 void or prejudice insurance effected by the Community Corporation;

or

- 8.2.2 increase any insurance premium payable by the Community Corporation

9. Building Insurance

The owner of each community lot shall insure all buildings and other improvements on the lot in accordance with their own requirements and the Community Corporation shall have not have responsibility in respect thereof.

10. Public Liability Insurance

The owner of each community lot shall effect and keep current in respect of their community lot a Public Risk Policy in a sum not less than the amount prescribed by law and must provide the Community Corporation as requested by the Community Corporation from time to time, evidence of a current policy of insurance effected by the proprietor in terms of this By-Law.

11. Assignment of Insurance Responsibilities

11.1 Notwithstanding any of the foregoing, any of the following functions may be assigned to the Corporation under Section 75 (1)(e) of the Act by a Special Resolution of the Corporation. The function of acting as agent for owners lots for the purpose of effecting insurance on the buildings erected on the lots and for Public Risk Insurance in respect of the lots.

11.2 If the Corporation decides to exercise the function or functions conferred by By-Law 9 and 10 the Corporation will insure the buildings on all lots up to a limit determined by the Corporation and will take out Public Risk Insurance in respect of all lots up to a limit determined by the Corporation

11.3 The cost of the insurance is to be paid out of the Corporation's general funds.

11.4 If the owner of a lot asks the Corporation to insure a building and / or improvements on the lot for more than the limit determined under By-Law 11.2 and pays any additional insurance premium the Corporation may insure the property for the higher amount.

12. Water Consumption Charges

12.1 Where there are not separate meters to each lot, the Corporation may by special resolution determine -

12.1.1 to transfer the responsibility back to each lot owner for payment of water consumption charges, and

12.1.2 the basis of the division of water cost between each lot owner.

13. Pets

- 13.1 Unless otherwise resolved by Ordinary Resolution of the Corporation an owner of a community lot is entitled:-
- 13.1.1 to keep a maximum of one cat and or dog on a community lot but only at the pleasure of the Corporation: and
 - 13.1.2 if the occupier is a person who suffers from a disability - to keep a dog trained to assist the occupier in respect of that disability.
- 13.2 An owner of a community lot must not keep an animal on a community lot except as authorised by this section or by the Corporation.
- 13.3 Any animal kept on a lot by an owner or tenant must be removed and kept removed on the demand of the Corporation pursuant to an Ordinary Resolution.
- 13.4 The keeping of any animal or bird must comply with any conditions set by the Corporation.

14. Scope of Common Property

- 14.1 The Corporation may resolve by Special Resolution to include as Common Property any item of property or part thereof comprising the Community Scheme and require it to be maintained by the Corporation at its expense in particular any fence or fences on the Community Parcel.
- 14.2 An owner of a Community Lot shall not allow entry onto or upon the Common Property driveway any delivery, commercial vehicle or moving van in excess of two (2) tonne tare weight.

15. Internal Fencing

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

16. Deleted

17. Display of advertisements

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

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

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

18.1.2 Any change in the ownership of the lot or any change in the address of a owner, or

18.1.2 Any change in the occupancy of the lot.

19. Offence

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

Maximum Penalty: \$500.00

Any penalty imposed by the Corporation is payable within one month of the service of notice of the penalty or within such extended time as shall be allowed by the Corporation.

20. Community Corporation's Right to Recover Money

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

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

- 20.3 The costs, charges and expenses recoverable by the Community Corporation shall include without limitation, those expenses incurred in retaining any independent consultant or other person to evaluate any matter of concern and its administration costs in connection with those events.
- 20.4 The Community Corporation may charge interest on any overdue monies owed by a proprietor or occupier of a lot to the Community Corporation at the rate of 12% per annum.

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

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

22. Easements Pursuant to Section 24 of the Act

Without limiting the application of Section 24 of the Act to the Community Parcel, the following rights and easements exist between Community Lots themselves and between Community Lots and common property:-

- 22.1 Rights of access to and from easements for the maintenance, repair and replacement of service infrastructure whether used in common by or serving in common Community Lots or only used by and only servicing an individual Community Lot.
- 22.2 Party wall rights for support where there are common walls on a boundary between Community Lots.

23. Interpretation

In these By-Laws:-

- 23.1 "Act" means the Community Titles Act 1996.
- 23.2 "Community Corporation" means the Community Corporation created by the deposit of the Plan of Community Division in respect of which these By-Laws are lodged.

COMMUNITY PLAN NO. 22384

**11-15 VENNING STREET
MORPHETT VALE**

SCHEME DESCRIPTION

COMMUNITY TITLES ACT 1996
COMMUNITY CORPORATION NO.
15 VENNING STREET MORPHETT VALE

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COMMUNITY TITLES ACT 1996
COMMUNITY CORPORATION NO.
15 VENNING STREET MORPHETT VALE

SCHEME DESCRIPTION

Interpretation and Definitions

1. In this scheme description unless the context otherwise require:
- (a) "*Act*" means the Community Titles Act 1996;
 - (b) "*corporation* " means Community Corporation No. 22364 Incorporated;
 - (c) "*common property*" has the same meaning as in the Act;
 - (d) "*community lots*" has the same meaning as in the Act;
 - (e) "*community parcel*" has the same meaning as in the Act;
 - (f) "*community plan*" has the same meaning as in the Act;
 - (g) "*developer*" means Michael John Docherty and Ann Burnley Docherty both of 18 Sandison Road Hallett Cove SA 5158;
 - (h) "*development approval*" means the approval granted under the Development Act more particularly Provisional Development Plan Consent dated 8th October 2003;
 - (i) "*development lot*" has the same meaning as in the Act;
 - (j) "*land*" means the whole of the land comprised in Certificates of Title Register Book Volume 5623 Folio 424 Volume 5544 Folio 642 and Volume 5623 Folio 425 and known as 15 Venning Street Morphett Vale;
 - (k) "*primary plan* " has the same meaning as in the Act;
 - (l) "*secondary plan* " has the same meaning as in the Act;
 - (m) "*tertiary plan*" has the same meaning as in the Act;
 - (n) other words have the definition given to them in the Act;
 - (o) a reference to any statute, regulation or council by-laws includes all amendments, consolidations or replacements of them;
 - (p) one gender includes all the other genders
 - (q) the singular includes the plural and the other way around.

Identification of the Community Parcel/Lots and Common Property

2. The community parcel and the lots and the common property into which the community parcel is to be divided are identified in the community plan lodged with the Registrar General.
3. The community plan is a primary plan being the division of the land into community lots and common property.
4. There are no development lots.
5. The community plan provides for:
 - (a) the development on the community lots numbered 1 to 10 inclusive of detached dwellings;
 - (b) the development on the common property of driveway for access to the community lots.

Purpose for which the Lots and the Common Property may be used

6. The community lots may only be used for residential purposes.
7. Only one (1) dwelling may be erected on a Community Lot.
8. The common property consists of driveway. The purpose of the driveway is to provide access to the lots and carparking associated with the lots. The Corporation must maintain the common property in accordance with the development approval. The common property will accommodate the service infrastructure for the community lots.

Standard of Buildings and other Improvements

9. The improvements on the lots and on the common property will be:
 - (a) built in accordance with the Building Code of Australia;
 - (b) designed and constructed in a manner and to a standard required by the development approval.

Subsequent Stages of the Scheme

10. The development is a primary scheme and the division of the land into community lots and common property will be completed in one stage in accordance with the development approval.
11. As part of the development referred to in paragraph 10, the developer proposes to promptly erect the detached dwellings on the community lots as each is sold.

Obligations to develop Community Lots

12. The developer will cause to be constructed the dwelling houses and associated development and landscaping on each community lot in accordance with the land division approval.
13. Development of the construction will commence immediately after the obtaining deposit of the Community Plan. The developer estimates that the construction will be completed within two (2) years of the commencement of the works.

Developer's Obligations to improve or develop Common Property

14. The developer will construct a paved driveway on the common property, undertake associated landscaping and install service infrastructure in accordance with the development approval.
15. The driveway is to be constructed of bitumen or clay or concrete pavers of a suitable standard for a driveway.
16. The developer intends to commence the development of the common property immediately after the developer obtains development approval for the land division and complete the development within one year of commencement of the works.

Conditions of development imposed pursuant to the Development Act 1993

17. The division of the community parcel and erection of a dwelling on each community lot is subject to the conditions imposed in the development approval and land division approval. A copy of the development approval with the conditions set out in full is included in this scheme description as an attachment.

Other important features of the Scheme

18. There is no development lot.
19. There is to be no division of the community lot by secondary plan.

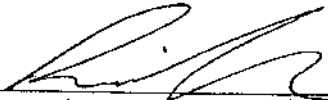
Other information required by the Regulations

20. No other information is required by the Regulations.

DATED the 18 day of JUNE 2004

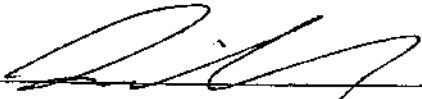
EXECUTION

Signed by MICHAEL JOHN DOCHERTY
in the presence of:


David James Upton
ANW

X 

Signed by BURNLEY DOCHERTY
in the presence of:

X 
David James Upton

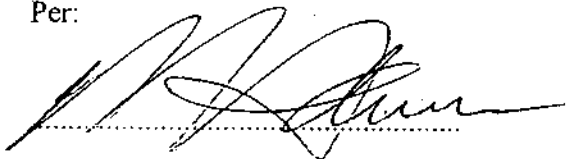
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DEVELOPMENT AUTHORITY'S CONSENT

1. All the consents or approvals required under the Development Act 1993 in relation to the division of the land (and a change in the use of the land (if any)) in accordance with this scheme description and the relevant plan of community division under the Community Titles Act 1996 have been granted.
2. This endorsement does not limit a relevant authority's right to refuse, or to place conditions on, development authorisation under the Development Act 1993 in relation to any other development envisaged by this scheme description.

CITY OF ONKAPARINGA

Per:



Signature of Authorised Officer

MARK ADCOCK, MANAGER DEVELOPMENT SERVICES.

Name of Authorised Officer

28/12/03

Date of Consent

Attention : Mike Dooherty



City of
Onkaparinga

8 October, 2003

Evolution Building Design
13 Harvey Ave
WESTBOURNE PARK SA 5041

Dear Sir/Madam

Development Application No. : 145/2931/2003/1A
Proposed Development : 10 Dwellings & Carports
Location of Proposed Development : 15 Venning Street, MORPHETT VALE SA 5162
Property Identification : Alt 573 Sec 610 DP 6691, Alt 574 Sec 610 DP 6691
Provisional Development Plan Consent

Please find enclosed a Decision Notification Form in respect to the above-mentioned application. You will note that only Provisional Development Plan Consent has been issued and that conditions have been attached to this consent.

I advise that pursuant to Section 86(1) of the Development Act, 1993 you have the right of appeal to the Environment, Resources and Development Court, against any conditions which have been imposed on this consent. Pursuant to the provisions of Section 86(4) of the Development Act, 1993 any such appeal should be lodged with the Environment, Resources and Development Court within 2 months after the applicant receives notice of the decision, unless the Court in its discretion allows an extension of time.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide 5000 (Postal Address, GPO Box 2465, Adelaide SA 5001).

I also confirm that as only Provisional Development Plan consent has been granted, no work can commence on this development until Provisional Building Rules consent and Development Approval has been obtained.

Please be advised that this consent will lapse twelve months after the operative date of the decision if the applicant has not commenced the approved development by way of substantial work on the site. If for good reason such work cannot commence within this twelve-month period, Council may prior to the end of the period, grant an extension of time to the consent.

Should you require any further information or assistance, do not hesitate to contact me.

Yours faithfully

A handwritten signature in dark ink, appearing to be 'Yasmine Alliu'.

Yasmine Alliu
AUTHORISED OFFICER

CITY OF ONKAPARINGA

South Australia - Regulations Under the Development Act, 1993 - Regulation 42	DEVELOPMENT NUMBER 145/2931/2003/1A
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FOR DEVELOPMENT APPLICATION DATED: 23-Jul-2003
REGISTERED ON: 14-Aug-2003

TO:	Evolution Building Design 13 Harvey Ave WESTBOURNE PARK SA 5041
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LOCATION OF PROPOSED DEVELOPMENT	
PROPERTY DESCRIPTION	Alt 573 Sec 610 DP 6691, Alt 574 Sec 610 DP 6691
PROPERTY ADDRESS	15 Venning Street, MORPHETT VALE SA 5162
CERTIFICATE(S) OF TITLE	CT-5623/425, CT-5544/642

NATURE OF PROPOSED DEVELOPMENT
10 Dwellings & Carports

In respect of this proposed development you are informed that:

PROVISIONAL DEVELOPMENT PLAN CONSENT	Granted	11
PROVISIONAL BUILDING RULES CONSENT		
DEVELOPMENT APPROVAL		

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Date of Decision: 08-Oct-2003	<input type="checkbox"/> Development Assessment Commission or Delegate
Signed: <i>CA</i>	<input checked="" type="checkbox"/> Council Chief Executive Officer or Delegate
Date: 8-10-03	<input type="checkbox"/> Private Certifier
	<input checked="" type="checkbox"/> Sheets Attached

Attent. Mike Docherty
CITY OF ONKAPARINGA

DEVELOPMENT APPLICATION NUMBER : 145/2931/2003/1A
 APPLICANT : Evolution Building Design
 LOCATION : 15 Venning Street, MORPHETT VALE SA 5162
 PROPOSED DEVELOPMENT : 10 Dwellings & Carports
 DECISION : Provisional Development Plan Consent
 DATE OF DECISION : 08-Oct-2003

PROVISIONAL DEVELOPMENT PLAN CONSENT

Conditions of Consent by Council

1. All development shall be completed in accordance with the plan(s) and documents submitted with and forming part of the Development Application except where varied by the following condition(s).
2. All stormwater drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or in the opinion of Council detrimentally affect structures on this site or any adjoining land.
3. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
 - prevent silt run-off from the land to adjoining properties, roads and drains;
 - control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent land;
 - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
 - ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure; and
 - ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.
4. The front setback area (between the front property boundary and front of the house) shall be planted with suitable trees, shrubs, lawn and/or ground cover. Such landscaping shall be completed within 6 months of the occupation of the dwelling and maintained in good condition at all times.
5. That the landscaping as detailed in plans numbered/dated 1/9 24/07/2003 shall be established within 6 months of the occupation of the development and shall be maintained in good condition at all times. Any diseased or dying vegetation shall be replaced whenever necessary.
6. The part of any building depicted on the plan(s) for use as a garage or carport shall not be used for human habitation.
7. The road and driveway crossover between the back of kerb and the boundary shall be shaped to provide a minimum width of 2.0 metres on local roads (and 2.5 metres on higher order roads) measured from behind the back of kerb with 2.5 per cent fall towards the road, suitable for pedestrian traffic.
8. All stormwater discharged from the development shall be controlled with flow leaving the site not to exceed the pre-development flow rate to the satisfaction of Council.
9. That the road width between dwellings 5C and 4A need to be 5m for the length of the two dwellings.
10. That the road width between 5c, 8B and 9B need s to be 3.5m for the length of these dwellings.
11. Provision is to be made for a service area near the front gates (Venning Street) to the satisfaction of Council.

Attention: Mike Docherty.

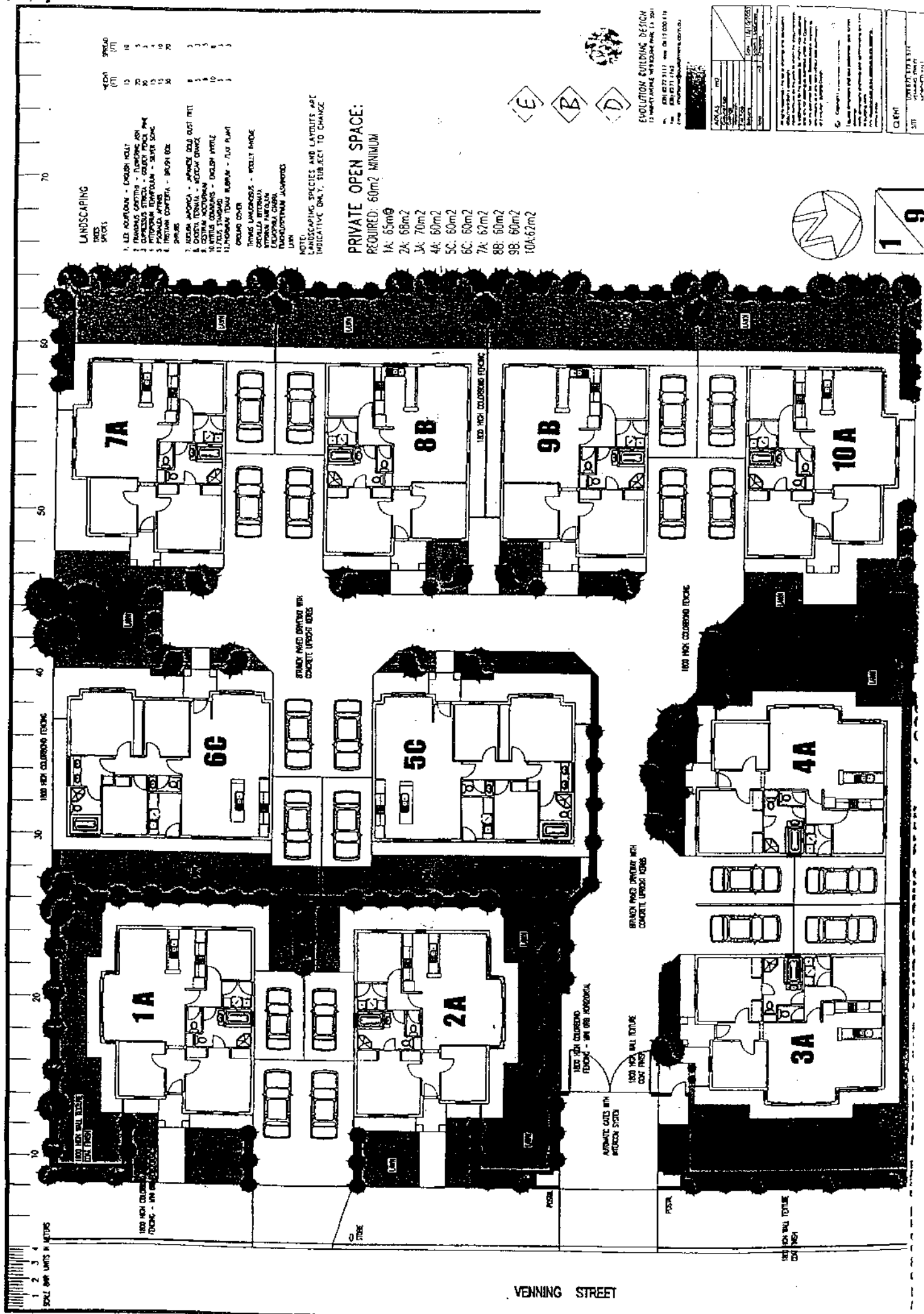
Note(s):

1. Allotment boundaries will not be certified by Council staff. The onus of ensuring that the building is sited in the approved position on the current allotment is the responsibility of the owner. This may necessitate a survey being carried out by a licensed land surveyor.
2. You are further advised that Provisional Building Rules consent is required for the application pursuant to the Development Act 1993.
3. Encumbrances, although not administered by Council, may apply to your property you are therefore advised to check for encumbrances on your Certificate of Title prior to commencing work.

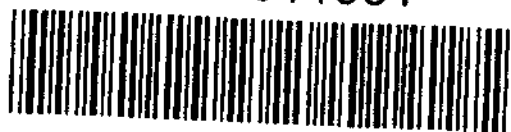


Yasmine Alliu
AUTHORISED OFFICER

Dated: 8/10/03.



Orig. LF 10011351



11:54 23-Jun-2004

2 of 4

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 AGENT USE ONLY

SERIES NO.	PREFIX
2	LF

AGENT CODE

Lodged by:

Jeff Stevens & Associates STEV

Correction to:

STEV - 320

BELOW THIS LINE FOR OFFICE USE ONLY

Date:	Time:
FEES	
R.G.O.	POSTAGE
94 -	

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

1.
2.
3.
4.
5.

Assessor

PICK-UP NO.	
CP	
DEV. NO.	

LANDS TITLES REGISTRATION FEE \$94.00
502021 09:07 24/06/04 120205

CORRECTION	PASSED
------------	--------

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

ITEM	AGENT CODE

FILED

- 3 AUG 2004



Lic. No. 3 Jan 2000

Printed by Jeff Stevens, Jeff Stevens & Associates on 19 Jan 2004

COMMUNITY PLAN NUMBER
CP 22384

PLAN TYPE PRIMARY

THIS IS SHEET 1 OF 3 SHEETS

DEPOSITED 3/3/2004

PRO REGISTRAR-GENERAL

CLOSURE CHECKED AB

PLAN EXAMINED PAW

PLAN APPROVED PMS APPROVED

TITLE REFERENCE CT 5544/642 CT 5623/424

CT 5623/425

LAND DESCRIPTION
ALLOTMENTS 572, 573 AND 574 IN DP 6691 OF PORTION OF SECTION 610

IRRIGATION AREA
HUNDRED NDARLUNGA
AREA **MORPHETT VALE**
COUNCIL CITY OF ONKAPARINGA

MAP REF. 6627-11-h

OB. FP 45409 TOTAL AREA 2884m²

DEV. No. 145 / C717 / 03

SCALE 0 10 20 30 METRES

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

ALL DISTANCES ARE GROUND DISTANCES

COMBINED SCALE FACTOR 1-2 175°13'40" ZONE MGA

BEARING DATUM FP 45409 ADOPTED

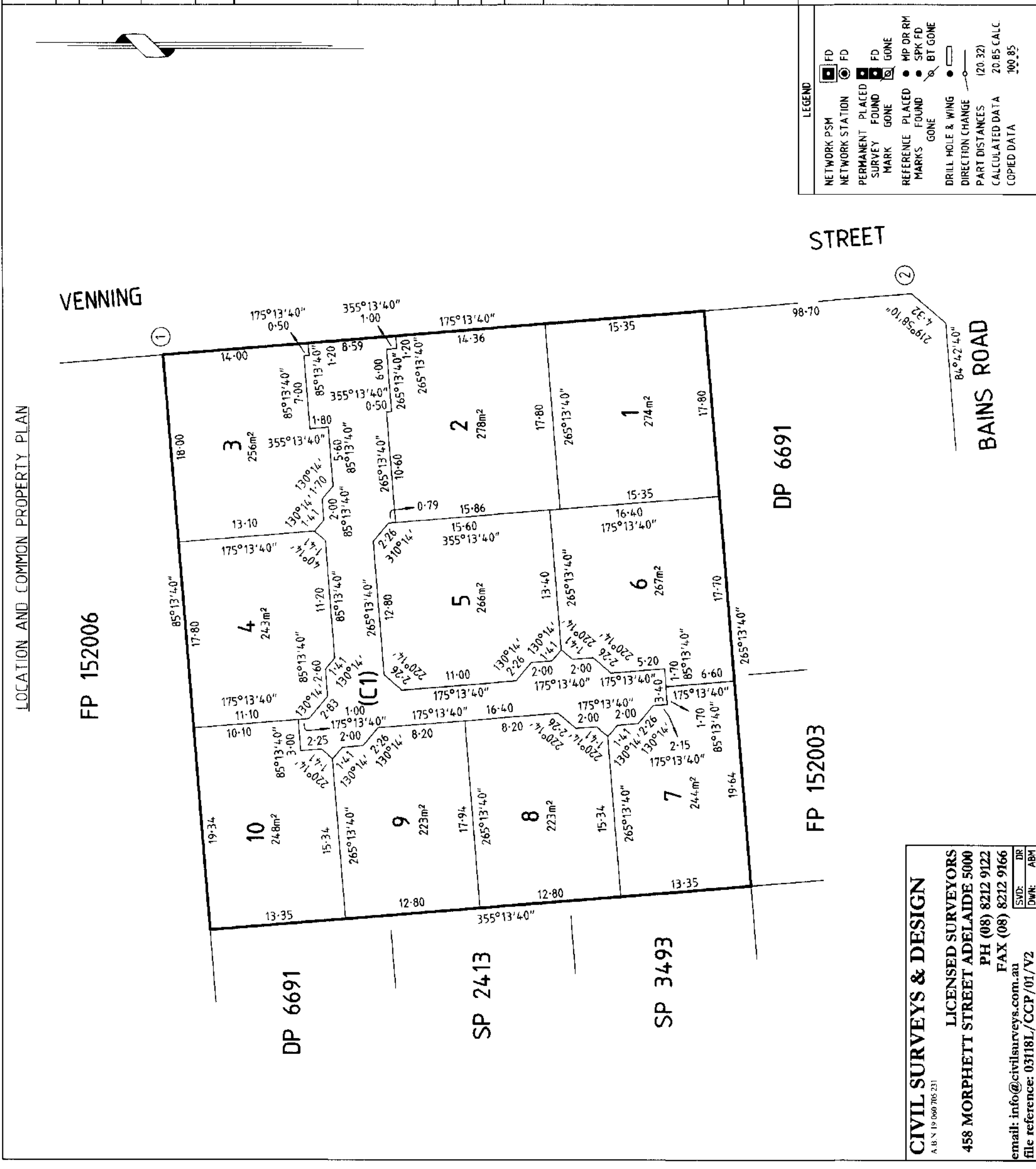
CERTIFICATE OF LICENSED SURVEYOR

I, **DARIO RIGON**
a licensed Surveyor under the Survey Act 1992, certify that -

(a) I am uncertain about the location of that part of the service infrastructure shown between the points marked - and - on the plan, and -

(b) this community plan has been correctly prepared in accordance with the Community Titles Act 1996 to a scale prescribed by regulation.

Dated the 19th day of July 2004
Licensed Surveyor



LEGEND

NETWORK PSM	FD
NETWORK STATION	FD
PERMANENT SURVEY MARK	FD
PLACED	FD
FOUND	FD
GONE	FD
REFERENCE MARKS	MP OR RM
PLACED	SPK FD
FOUND	BT GONE
GONE	BT GONE
DRILL HOLE & WING	●
DIRECTION CHANGE	—
PART DISTANCES	(20.32)
CALCULATED DATA	20.85 CALC.
COPIED DATA	100.85

CIVIL SURVEYS & DESIGN
A.B.N 19 060 705 231

LICENSED SURVEYORS
458 MORPHETT STREET ADELAIDE 5000

PH (08) 8212 9122
FAX (08) 8212 9166
email: info@civilsurveys.com.au

file reference: 03118L/CCP/01/V2

SVD: DR
DWN: ABM

POSITION OF SERVICE INFRASTRUCTURE
SHOWN THUS -----

WHERE ONE SERVICE CROSSES
ANOTHER -----

D = DRAINAGE
S = SEWER

POSITION OF SERVICE INFRASTRUCTURE DERIVED
FROM ENGINEERING PLANS

POSITION OF SERVICE INFRASTRUCTURE WAS NOT IN
PLACE AS AT THE 1ST JUNE 2004

SERVICE INFRASTRUCTURE PLAN

FP 152006

DP 6691

SP 4213

SP 3493

CIVIL SURVEYS & DESIGN

LICENSED SURVEYORS
458 MORPHETT STREET ADELAIDE 5000

PH (08) 8212 9122

FAX (08) 8212 9166

email: info@civilsurveys.com.au

file reference: 03118L/CCP/02/V2

SYD: DR

DWN: ABM

COMMUNITY PLAN NUMBER

CP 22384

PLAN TYPE PRIMARY

THIS IS SHEET 2 OF 3 SHEETS

APPROVED 22-7-2004

DEPOSITED 3-8-2004

PRO REGISTRAR-GENERAL

SCALE 0 5 10 15 20 25 METRES

VENNING

STREET

DP 6691

FP 152003

3

2

1

4

5

6

10

9

8

7

(C1)

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

CP 22384

THIS IS SHEET 2 OF 3 SHEETS

APPROVED DEPOSITED

22-7-2004

3/8/2004

3/8/2004

PRO REGISTRAR - GENERAL

APPLICATION

10011350

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
1	1040	
2	1040	
3	1010	
4	995	
5	1020	
6	1020	
7	950	
8	980	
9	950	
10	995	
Aggregate	10,000	

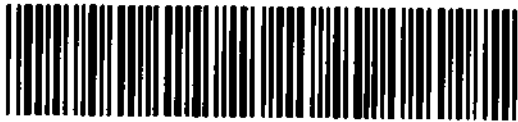
CERTIFICATE OF LAND VALUER

I Glen Goodyear 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 February 2004

Signature of Land Valuer

Orig. LF 10011352



11:54 23-Jun-2004

3 of 4

Fees: \$0.00

SERIES NO.	PREFIX
3	LF

BELOW THIS LINE FOR OFFICE USE ONLY

Date:	Time:
FEES	
R.G.O.	POSTAGE
94-	

LANDS TITLES REGISTRATIONOFFICE
SOUTH AUSTRALIA**LODGEMENT FOR FILING UNDER THE
COMMUNITY TITLES ACT 1996**

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

AGENT CODE

Lodged by:
Jeff Stevens & AssociatesCorrection to:
STEV 320TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH
INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

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

Assessor

PICK-UP NO.	
CP	
DEV. NO.	

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

ITEM	AGENT CODE

REGISTRATION FEE \$94.00
Lands 11:11 09:07 24/06/04 170705

CORRECTION	PASSED
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FILED	63 AUG 2004
 pro REGISTRAR-GENERAL 	

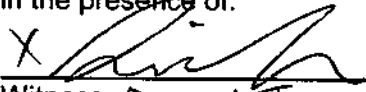
TERMS OF INSTRUMENT NOT
CHECKED BY LAND TITLES OFFICE

BY-LAWS
Development No. 145/C717/C3

- 23.3 "Community Lot" means a community lot created by Plan of Community Division referred to above.
- 23.4 "Community Parcel" means the whole of the land comprised in the Plan of Community Division referred to above excluding any land thereby vested in a Council, the Crown or a prescribed authority.
- 23.5 "Occupier" of a lot includes, if the lot is unoccupied, the owner of the lot.
- 23.6 "Site" includes any area on the property comprising the Community Parcel.
- 23.7 Except where otherwise appears words shall have the same meanings as are set out in the act

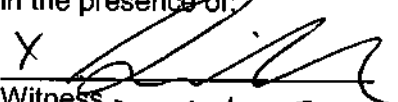
SIGNED BY THE APPLICANTS

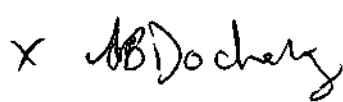
Signed by the said
MICHAEL DOCHERTY
in the presence of:

X 
Witness David James Upton

) x 

Signed by the said
ANN BURNLEY DOCHERTY
in the presence of:

X 
Witness David James Upton

) x 



Certificate of Insurance

ABN 29 008 096 277

Mathew Altamura
Community Corporation 22384 Inc
C/- Whittles Strata Management
P.O. Box 309
KENT TOWN SA 5071

Date: 17.10.2024
Invoice No: I4651304

This document certifies that the policy referred to below is currently intended to remain in force until 4:00pm on the expiry date shown and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions.

Class Residential Strata/Community Corporation

Insurer CHU Underwriting Agencies Pty Ltd
Level 13, 431 King William Street
Adelaide SA 5000

Period 30.11.2024 to 30.11.2025

Policy No. HU0017045

Important Notice

This certificate does not reflect in detail the policy terms and conditions and merely provides a brief summary of the insurance that is, to the best of our knowledge, in existence at the date we have issued this certificate. If you wish to obtain details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy contract.

Disclaimer

In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration to, or cancellation of the policy of insurance.

MGA Insurance Brokers Pty Ltd

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

Phone: 08 8291 2300
PO Box 309
KENT TOWN S.A. 5071

COVERAGE SUMMARY

Community Corporation 22384 Inc
Residential Strata/Community Corporation

RESIDENTIAL STRATA/COMMUNITY CORPORATION

INSURED:

Community Corporation No 22384 Inc

SITUATION:

11-15 Venning Street, MORPHETT VALE SA 5162

INTEREST INSURED:

Building Sum Insured	\$	600,000
Common Contents Sum Insured	\$	6,000
Loss of Rent/Temporary Accommodation	\$	90,000

Catastrophe/Emergency Cover	Not Insured
-----------------------------	--------------------

Flood	Included
Storm Surge	Not Insured

Glass	Insured
-------	---------

Theft	Insured
-------	---------

Public Liability	\$	30,000,000
------------------	----	------------

Voluntary Workers	Insured
-------------------	---------

Weekly Benefit	\$	2,000
----------------	----	-------

Capital Benefit	\$	200,000
-----------------	----	---------

Fidelity	\$	250,000
----------	----	---------

Office Bearers Liability	\$	1,000,000
--------------------------	----	-----------

Machinery Breakdown	Not Insured
---------------------	-------------

Government Audit Costs	\$	25,000
------------------------	----	--------

Appeal expenses - common property health and safety breaches	\$	100,000
--	----	---------

Legal Defence Expenses	\$	50,000
------------------------	----	--------

Lot owners fixtures and fixings	\$	250,000
---------------------------------	----	---------

Floating floors	Insured
-----------------	---------

Loss of Market Value	Not Insured
----------------------	-------------

EXCESS:

Standard Excess	\$1,000
Flood Excess	\$1,000
Storm Surge Excess	Not Applicable

MGA Insurance Brokers Pty Ltd

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

Phone: 08 8291 2300
PO Box 309
KENT TOWN S.A. 5071

COVERAGE SUMMARY

Community Corporation 22384 Inc
Residential Strata/Community Corporation

Public Liability Excess	Nil
Voluntary Workers Excess	Nil
Fidelity Excess	Nil
Office Bearers Liability Excess	Nil
Machinery Breakdown Excess	Not Applicable
Government Audit Excess	\$1,000
Appeal Expenses Excess	\$1,000
Legal Defence Expenses Excess	\$1,000
Other excesses payable are shown in the Policy Wording	

ADDITIONAL POLICY BENEFITS AND CONDITIONS:

Not Applicable

MAJOR EXCLUSIONS :Terrorism
Others As Per Policy

This Document is a Summary of Cover Only. Please refer to the Product Disclosure Statement for Full Policy Limitations and Additional Excesses

UNDERWRITING INFORMATION:

Year Built	2005
Primary Wall Construction	Rendered Brick
Secondary Wall Construction	Not Applicable
Roof Construction	Colourbond
Floor Construction	Concrete
Aluminium Composite Panels	No
Primary External Cladding:	
N/A	
Secondary External Cladding:	
N/A	
Heritage Listed	No
Fire Protection	
Sprinkler systems in the complex basement/carpark?	No
Sprinkler systems in the complex units?	No
Fire hose reels located throughout the complex?	No
Number of Units	10
Number of Levels	1
Number of Basements	0
Number of Lifts	0
Number of Pools/Spas	0
Number of Gyms	0
Number of Playgrounds	0
Number of Water Features	0
Number of Jetties/Wharfs	0
Number of Separate Buildings	5
% of EPS	0 %
% Commercial Tenants	0 %

MGA Insurance Brokers Pty Ltd
ABN 29 008 096 277
176 Fullarton Road
DULWICH
S.A. 5065

Community Corporation 22384 Inc
Residential Strata/Community Corporation

COVERAGE SUMMARY

Additional Construction Comments:

PLAN

CT Volume 5921 Folio 632

COMMUNITY PLAN NUMBER			
CP 22384			
PLAN TYPE PRIMARY			
THIS IS SHEET	2	OF	3
SHEETS			
APPROVED 22-7-2004 PRO REGISTRAR-GENERAL			
DEPOSITED 3.8.2004 PRO REGISTRAR-GENERAL			
Licensed Surveyor 19th July 2004			
SCALE 0 5 10 15 20 25 METRES			

SERVICE INFRASTRUCTURE PLAN

FP 152006

POSITION OF SERVICE INFRASTRUCTURE SHOWN THUS ---

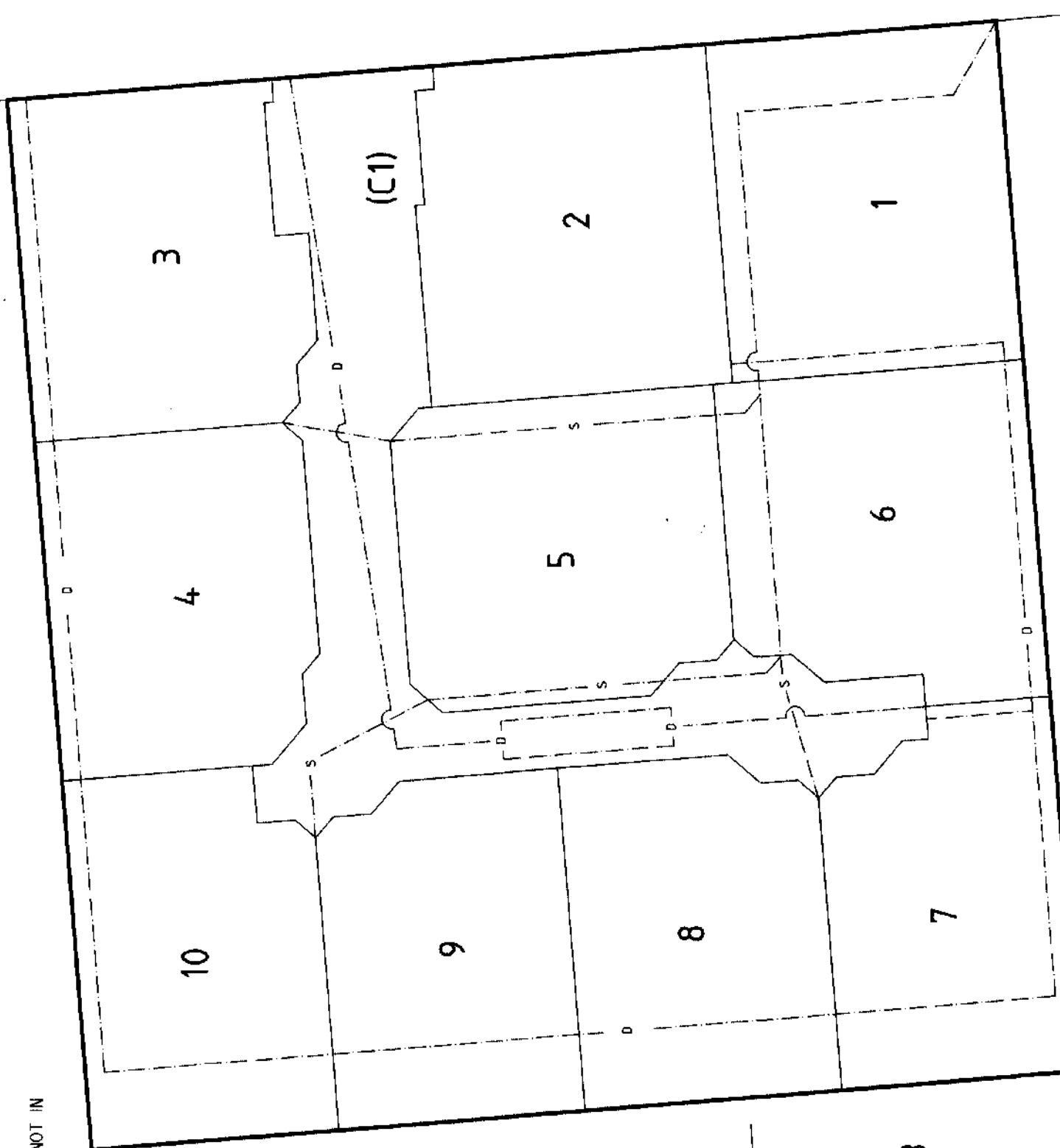
WHERE ONE SERVICE CROSSES ANOTHER ---

D = DRAINAGE
S = SEWER

POSITION OF SERVICE INFRASTRUCTURE DERIVED FROM ENGINEERING PLANS

POSITION OF SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT THE 1ST JUNE 2004

STREET



DP 6691

SP 4213

SP 3493

DP 6691

FP 152003

CIVIL SURVEYS & DESIGN
 A.B.N 19 060 705 231

LICENSED SURVEYORS
 458 MORPHETT STREET ADELAIDE 5000

PH (08) 8212 9122
 FAX (08) 8212 9166
 email: info@civilsurveys.com.au
 file reference: 03118L/CCP/02/V2

SYD:	DR
DWN:	ABM

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

CP 22384

THIS IS SHEET 2 OF 3 SHEETS

APPROVED DEPOSITED

22-7-2004

3/8/2004

3/8/2004

PRO REGISTRAR - GENERAL

APPLICATION

10011350

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
1	1040	
2	1040	
3	1010	
4	995	
5	1020	
6	1020	
7	950	
8	980	
9	950	
10	995	
Aggregate	10,000	

CERTIFICATE OF LAND VALUER

I Glen Goodyear 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 February 2004

Signature of Land Valuer

BY-LAWS

CT Volume 5921 Folio 632

Orig. LF 10011352



11:54 23-Jun-2004

3 of 4

Fees: \$0.00

SERIES NO.	PREFIX
3	LF

BELOW THIS LINE FOR OFFICE USE ONLY

Date:	Time:
FEES	
R.G.O.	POSTAGE
94-	

LANDS TITLES REGISTRATIONOFFICE
SOUTH AUSTRALIA**LODGEMENT FOR FILING UNDER THE
COMMUNITY TITLES ACT 1996**

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

AGENT CODE

Lodged by:
Jeff Stevens & AssociatesCorrection to:
STEV 320TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH
INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

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

Assessor

PICK-UP NO.	
CP	
DEV. NO.	

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

ITEM	AGENT CODE

Lands Titles 09:07 24/06/04 170705
REGISTRATION FEE \$94.00

CORRECTION	PASSED
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FILED	63 AUG 2004
 pro REGISTRAR-GENERAL 	

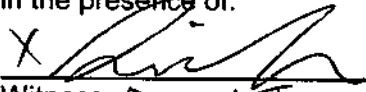
TERMS OF INSTRUMENT NOT
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BY-LAWS
Development No. 145/C717/C3

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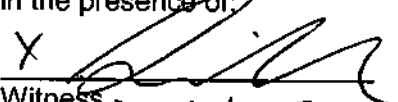
SIGNED BY THE APPLICANTS

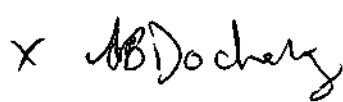
Signed by the said
MICHAEL DOCHERTY
in the presence of:

X 
Witness David James Upton

) x 

Signed by the said
ANN BURNLEY DOCHERTY
in the presence of:

X 
Witness David James Upton

) x 

BY - LAWS

**COMMUNITY PLAN NO. 22384
INCORPORATED**

**11-15 VENNING STREET
MORPHETT VALE**

TERMS OF INSTRUMENT NOT
CHECKED BY LAND TITLES OFFICE

BY-LAWS
Development No. 145/C717/13

INDEX

BY-LAWS
COMMUNITY PLAN NO. INCORPORATED

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3. Use and Enjoyment of Community Lots	
4. Structural Alterations	
5. Maintenance and Repair	4
6. Occupier's Obligation to maintain the lot in good condition	
7. Disturbances	5
8. Insurance by Community Corporation	
9. Building Insurance	
10. Public Liability Insurance	6
11. Assignment of Insurance Responsibilities	
12. Water Consumption Charges	
13. Pets	7
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15. Internal Fencing	
16. Deleted	
17. Display of advertisements	8
18. The owner of a lot must immediately notify the Corporation of:	
19. Offence	
20. Community Corporation's Right to Recover Money	
21. Occupiers duties to be carried out by owner in certain cases	9
22. Easements Pursuant to Section 24 of the Act	
23. Interpretation	

COMMUNITY TITLES ACT, 1996

**BY-LAWS OF COMMUNITY SCHEME
15 VENNING STREET MORPHETT VALE**

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

1. Administration, Management and Control of Common Property

The Community Corporation is responsible for the administration, management and control of the common property.

2. Use and Enjoyment of the Common Property

- 2.1 The Common Property is, subject to the Act and these By-Laws, for the common use and enjoyment of residents in the Community Scheme and their visitors and for access purposes to each lot.
- 2.2 A person may not use the common property to park motor vehicles.

3. Use and Enjoyment of the Community Lots

A person may use a lot for residential purposes and for other purposes that are normally incidental or ancillary to the use of land for residential purposes but must not use the lot for any other purpose unless the use has been approved by the corporation.

4. Structural Alterations

- 4.1 A person must not make a structural addition or alteration to a lot or carry out other building work on a lot without the approval of the corporation given by special resolution.
- 4.2 This By-Law is in addition to the requirement of section 102 of the Act.

5. Maintenance and Repair

- 5.1 The owner of a lot must maintain and keep in good repair buildings, fences and other structural improvements to the lot (including paintwork and external finishes).
- 5.2 If the corporation is of the opinion that a tree growing on a lot may cause a nuisance or hazard to any person, or may cause structural damage to any building or structure on the lot, the corporation may, by notice in writing given personally or by post to the owner, require the owner to have the tree removed.
- 5.3 The owner must comply with a requirement under By-Law 5.2.

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

- 6.1 The occupier of a lot must keep the lot in a clean and tidy condition.
- 6.2 The occupier must properly maintain lawns and gardens in the lot.
- 6.3 The occupier of a lot must-
 - 6.3.1 store garbage in an appropriate container that prevents the escape of unpleasant odours; and
 - 6.3.2 comply with any requirements of a council, health or environment authority for the disposal of garbage
- 6.4 The occupier of a lot must not-
 - 6.4.1 bring or accept objects or materials on to the site of a kind that are likely to cause justified offence to the other members of the corporation community.
 - 6.4.2 allow refuse to accumulate so as to cause justified offence to others.
- 6.5 The occupier of a lot used for residential purposes must not without the consent of the Corporation use or store on the lot any explosive, noxious or other dangerous substances.

7. Disturbances

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

8. Insurance by Community Corporation

- 8.1 The Community Corporation shall effect such insurance as is required by Sections 103 and 104 of the Act but subject to the provisions of By-Law 12 hereinafter shall not be responsible for insuring buildings and other improvements on individual community lots

- 8.2 An owner or occupier of a community lot must not, except with the approval of the Community corporation, do anything that might:-

- 8.2.1 void or prejudice insurance effected by the Community Corporation;

or

- 8.2.2 increase any insurance premium payable by the Community Corporation

9. Building Insurance

The owner of each community lot shall insure all buildings and other improvements on the lot in accordance with their own requirements and the Community Corporation shall have not have responsibility in respect thereof.

10. Public Liability Insurance

The owner of each community lot shall effect and keep current in respect of their community lot a Public Risk Policy in a sum not less than the amount prescribed by law and must provide the Community Corporation as requested by the Community Corporation from time to time, evidence of a current policy of insurance effected by the proprietor in terms of this By-Law.

11. Assignment of Insurance Responsibilities

11.1 Notwithstanding any of the foregoing, any of the following functions may be assigned to the Corporation under Section 75 (1)(e) of the Act by a Special Resolution of the Corporation. The function of acting as agent for owners lots for the purpose of effecting insurance on the buildings erected on the lots and for Public Risk Insurance in respect of the lots.

11.2 If the Corporation decides to exercise the function or functions conferred by By-Law 9 and 10 the Corporation will insure the buildings on all lots up to a limit determined by the Corporation and will take out Public Risk Insurance in respect of all lots up to a limit determined by the Corporation

11.3 The cost of the insurance is to be paid out of the Corporation's general funds.

11.4 If the owner of a lot asks the Corporation to insure a building and / or improvements on the lot for more than the limit determined under By-Law 11.2 and pays any additional insurance premium the Corporation may insure the property for the higher amount.

12. Water Consumption Charges

12.1 Where there are not separate meters to each lot, the Corporation may by special resolution determine -

12.1.1 to transfer the responsibility back to each lot owner for payment of water consumption charges, and

12.1.2 the basis of the division of water cost between each lot owner.

13. Pets

13.1 Unless otherwise resolved by Ordinary Resolution of the Corporation an owner of a community lot is entitled:-

13.1.1 to keep a maximum of one cat and or dog on a community lot but only at the pleasure of the Corporation: and

13.1.2 if the occupier is a person who suffers from a disability - to keep a dog trained to assist the occupier in respect of that disability.

13.2 An owner of a community lot must not keep an animal on a community lot except as authorised by this section or by the Corporation.

13.3 Any animal kept on a lot by an owner or tenant must be removed and kept removed on the demand of the Corporation pursuant to an Ordinary Resolution.

13.4 The keeping of any animal or bird must comply with any conditions set by the Corporation.

14. Scope of Common Property

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

14.2 An owner of a Community Lot shall not allow entry onto or upon the Common Property driveway any delivery, commercial vehicle or moving van in excess of two (2) tonne tare weight.

15. Internal Fencing

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

16. Deleted

17. Display of advertisements

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

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

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

18.1.2 Any change in the ownership of the lot or any change in the address of a owner, or

18.1.2 Any change in the occupancy of the lot.

19. Offence

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

Maximum Penalty: \$500.00

Any penalty imposed by the Corporation is payable within one month of the service of notice of the penalty or within such extended time as shall be allowed by the Corporation.

20. Community Corporation's Right to Recover Money

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

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

- 20.3 The costs, charges and expenses recoverable by the Community Corporation shall include without limitation, those expenses incurred in retaining any independent consultant or other person to evaluate any matter of concern and its administration costs in connection with those events.
- 20.4 The Community Corporation may charge interest on any overdue monies owed by a proprietor or occupier of a lot to the Community Corporation at the rate of 12% per annum.

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

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

22. Easements Pursuant to Section 24 of the Act

Without limiting the application of Section 24 of the Act to the Community Parcel, the following rights and easements exist between Community Lots themselves and between Community Lots and common property:-

- 22.1 Rights of access to and from easements for the maintenance, repair and replacement of service infrastructure whether used in common by or serving in common Community Lots or only used by and only servicing an individual Community Lot.
- 22.2 Party wall rights for support where there are common walls on a boundary between Community Lots.

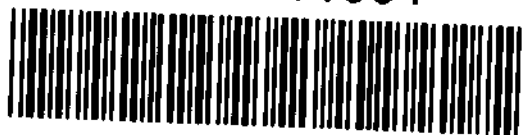
23. Interpretation

In these By-Laws:-

- 23.1 "Act" means the Community Titles Act 1996.
- 23.2 "Community Corporation" means the Community Corporation created by the deposit of the Plan of Community Division in respect of which these By-Laws are lodged.

SCHEME DESCRIPTION

Orig. LF 10011351



11:54 23-Jun-2004

2 of 4

Fees: \$0.00

SERIES NO.	PREFIX
2	LF

BELOW THIS LINE FOR OFFICE USE ONLY

Date:	Time:
FEES	
R.G.O.	POSTAGE
94 -	

LANDS TITLES REGISTRATION**OFFICE**

SOUTH AUSTRALIA

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

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

AGENT CODE

Lodged by:

Jeff Stevens & Associates STEV

Correction to:

STEV - 320

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

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

Assessor

PICK-UP NO.	
CP	
DEV. NO.	

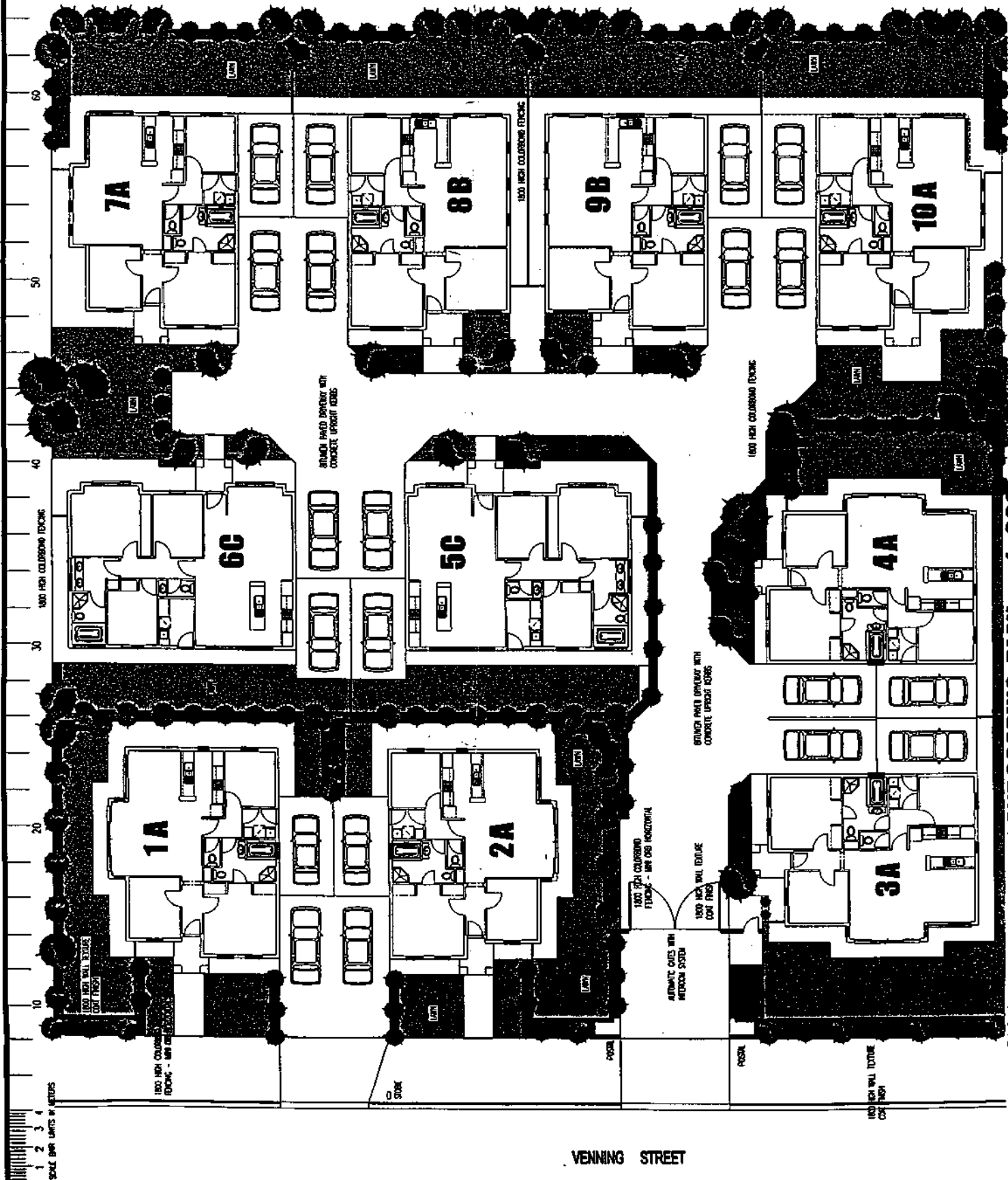
LANDS TITLES REGISTRATION FEE \$94.00
 50202111 09:07 24/06/04 120205

CORRECTION	PASSED
------------	--------

FILED	- 3 AUG 2004

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

ITEM	AGENT CODE



LANDSCAPING

TREES	HEIGHT (M)	SPACING (M)
1. LEX AUSTRALIS - ENGLISH HOLLY	15	10
2. PANDANUS DARTING - FLORIDIAN AOH	20	5
3. CYPRESSUS STRECH - CALIFORNIA PINE	25	5
4. PANDANUS DARTING - FLORIDIAN AOH	25	5
5. PANDANUS DARTING - FLORIDIAN AOH	25	5
6. PANDANUS DARTING - FLORIDIAN AOH	25	5
7. PANDANUS DARTING - FLORIDIAN AOH	25	5
8. PANDANUS DARTING - FLORIDIAN AOH	25	5
9. PANDANUS DARTING - FLORIDIAN AOH	25	5
10. PANDANUS DARTING - FLORIDIAN AOH	25	5
11. PANDANUS DARTING - FLORIDIAN AOH	25	5
12. PANDANUS DARTING - FLORIDIAN AOH	25	5

PRIVATE OPEN SPACE:
REQUIRED: 60m² MINIMUM

- 1A: 65m²
- 2A: 68m²
- 3A: 70m²
- 4A: 60m²
- 5C: 60m²
- 6C: 60m²
- 7A: 62m²
- 8B: 60m²
- 9B: 60m²
- 10A: 62m²

NOTE:
LANDSCAPING SPECIES AND LAYOUTS ARE
INDICATIVE ONLY, SUBJECT TO CHANGE

EVOLUTION BUILDING DESIGN
15 WENTWORTH AVENUE, WENTWORTH PARK SA 5041
PH: 081 872 2117 FAX: 081 872 2118
WWW.EVOLUTIONBUILDINGDESIGN.COM.AU

DATE: 01/02/2010	BY: [Signature]
CHECKED: [Signature]	DATE: 01/02/2010
DESIGNED: [Signature]	DATE: 01/02/2010
DRAWN: [Signature]	DATE: 01/02/2010
PROJECT: [Signature]	DATE: 01/02/2010
SITE: [Signature]	DATE: 01/02/2010
CLEAR: [Signature]	DATE: 01/02/2010
SITE: [Signature]	DATE: 01/02/2010

VENNING STREET

TERMS OF INSTRUMENT NOT CHECKED
BY LANDS TITLES OFFICE

SCHEME DESCRIPTION
DEVELOPMENT NO 145/K717/03

COMMUNITY PLAN NO. 12384

**11-15 VENNING STREET
MORPHETT VALE**

SCHEME DESCRIPTION

COMMUNITY TITLES ACT 1996
COMMUNITY CORPORATION NO.
15 VENNING STREET MORPHETT VALE

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**COMMUNITY TITLES ACT 1996
COMMUNITY CORPORATION NO.
15 VENNING STREET MORPHETT VALE**

SCHEME DESCRIPTION

Interpretation and Definitions

1. In this scheme description unless the context otherwise require:
- (a) *"Act"* means the Community Titles Act 1996;
 - (b) *"corporation "* means Community Corporation No. 2384 Incorporated;
 - (c) *"common property"* has the same meaning as in the Act;
 - (d) *"community lots"* has the same meaning as in the Act;
 - (e) *"community parcel"* has the same meaning as in the Act;
 - (f) *"community plan"* has the same meaning as in the Act;
 - (g) *"developer"* means Michael John Docherty and Ann Burnley Docherty both of 18 Sandison Road Hallett Cove SA 5158;
 - (h) *"development approval"* means the approval granted under the Development Act more particularly Provisional Development Plan Consent dated 8th October 2003;
 - (i) *"development lot"* has the same meaning as in the Act;
 - (j) *"land"* means the whole of the land comprised in Certificates of Title Register Book Volume 5623 Folio 424 Volume 5544 Folio 642 and Volume 5623 Folio 425 and known as 15 Venning Street Morphett Vale;
 - (k) *"primary plan "* has the same meaning as in the Act;
 - (l) *"secondary plan "* has the same meaning as in the Act;
 - (m) *"tertiary plan"* has the same meaning as in the Act;
 - (n) other words have the definition given to them in the Act;
 - (o) a reference to any statute, regulation or council by-laws includes all amendments, consolidations or replacements of them;
 - (p) one gender includes all the other genders
 - (q) the singular includes the plural and the other way around.

Identification of the Community Parcel/Lots and Common Property

2. The community parcel and the lots and the common property into which the community parcel is to be divided are identified in the community plan lodged with the Registrar General.
3. The community plan is a primary plan being the division of the land into community lots and common property.
4. There are no development lots.
5. The community plan provides for:
 - (a) the development on the community lots numbered 1 to 10 inclusive of detached dwellings;
 - (b) the development on the common property of driveway for access to the community lots.

Purpose for which the Lots and the Common Property may be used

6. The community lots may only be used for residential purposes.
7. Only one (1) dwelling may be erected on a Community Lot.
8. The common property consists of driveway. The purpose of the driveway is to provide access to the lots and carparking associated with the lots. The Corporation must maintain the common property in accordance with the development approval. The common property will accommodate the service infrastructure for the community lots.

Standard of Buildings and other Improvements

9. The improvements on the lots and on the common property will be:
 - (a) built in accordance with the Building Code of Australia;
 - (b) designed and constructed in a manner and to a standard required by the development approval.

Subsequent Stages of the Scheme

10. The development is a primary scheme and the division of the land into community lots and common property will be completed in one stage in accordance with the development approval.
11. As part of the development referred to in paragraph 10, the developer proposes to promptly erect the detached dwellings on the community lots as each is sold.

Obligations to develop Community Lots

12. The developer will cause to be constructed the dwelling houses and associated development and landscaping on each community lot in accordance with the land division approval.
13. Development of the construction will commence immediately after the obtaining deposit of the Community Plan. The developer estimates that the construction will be completed within two (2) years of the commencement of the works.

Developer's Obligations to improve or develop Common Property

14. The developer will construct a paved driveway on the common property, undertake associated landscaping and install service infrastructure in accordance with the development approval.
15. The driveway is to be constructed of bitumen or clay or concrete pavers of a suitable standard for a driveway.
16. The developer intends to commence the development of the common property immediately after the developer obtains development approval for the land division and complete the development within one year of commencement of the works.

Conditions of development imposed pursuant to the Development Act 1993

17. The division of the community parcel and erection of a dwelling on each community lot is subject to the conditions imposed in the development approval and land division approval. A copy of the development approval with the conditions set out in full is included in this scheme description as an attachment.

Other important features of the Scheme

18. There is no development lot.
19. There is to be no division of the community lot by secondary plan.

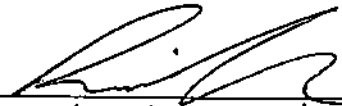
Other information required by the Regulations


20. No other information is required by the Regulations.

DATED the 18 day of JUNE 2009

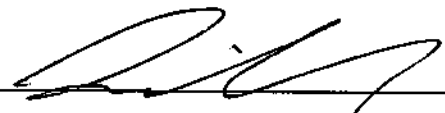
EXECUTION

Signed by MICHAEL JOHN DOCHERTY
in the presence of:


David James Upton
AW


Michael John Docherty

Signed by BURNLEY DOCHERTY
in the presence of:


David James Upton

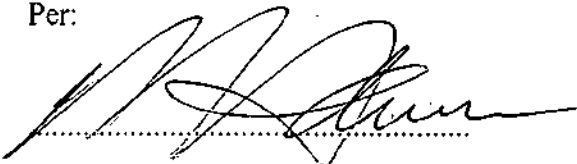

Burnley Docherty

DEVELOPMENT AUTHORITY'S CONSENT

1. All the consents or approvals required under the Development Act 1993 in relation to the division of the land (and a change in the use of the land (if any)) in accordance with this scheme description and the relevant plan of community division under the Community Titles Act 1996 have been granted.
2. This endorsement does not limit a relevant authority's right to refuse, or to place conditions on, development authorisation under the Development Act 1993 in relation to any other development envisaged by this scheme description.

CITY OF ONKAPARINGA

Per:



Signature of Authorised Officer

MARK ADCOCK, MANAGER DEVELOPMENT SERVICES.

Name of Authorised Officer

28/12/03

Date of Consent

Attention : Mike Docherty



**City of
Onkaparinga**

8 October, 2003

Evolution Building Design
13 Harvey Ave
WESTBOURNE PARK SA 5041

Dear Sir/Madam

Development Application No.	: 145/2931/2003/1A
Proposed Development	: 10 Dwellings & Carports
Location of Proposed Development	: 15 Venning Street, MORPHETT VALE SA 5162
Property Identification	: Alt 573 Sec 610 DP 6691, Alt 574 Sec 610 DP 6691
Provisional Development Plan Consent	

Please find enclosed a Decision Notification Form in respect to the above-mentioned application. You will note that only Provisional Development Plan Consent has been issued and that conditions have been attached to this consent.

I advise that pursuant to Section 86(1) of the Development Act, 1993 you have the right of appeal to the Environment, Resources and Development Court, against any conditions which have been imposed on this consent. Pursuant to the provisions of Section 86(4) of the Development Act, 1993 any such appeal should be lodged with the Environment, Resources and Development Court within 2 months after the applicant receives notice of the decision, unless the Court in its discretion allows an extension of time.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide 5000 (Postal Address, GPO Box 2465, Adelaide SA 5001).

I also confirm that as only Provisional Development Plan consent has been granted, no work can commence on this development until Provisional Building Rules consent and Development Approval has been obtained.

Please be advised that this consent will lapse twelve months after the operative date of the decision if the applicant has not commenced the approved development by way of substantial work on the site. If for good reason such work cannot commence within this twelve-month period, Council may prior to the end of the period, grant an extension of time to the consent.

Should you require any further information or assistance, do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Yasmine'.

**Yasmine Alliu
AUTHORISED OFFICER**

CITY OF ONKAPARINGA

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

DEVELOPMENT
NUMBER

145/2931/2003/1A

FOR DEVELOPMENT APPLICATION

DATED:

23-Jul-2003

REGISTERED ON:

14-Aug-2003

TO:	Evolution Building Design 13 Harvey Ave WESTBOURNE PARK SA 5041
-----	---

LOCATION OF PROPOSED DEVELOPMENT	
PROPERTY DESCRIPTION	Alt 573 Sec 610 DP 6691, Alt 574 Sec 610 DP 6691
PROPERTY ADDRESS	15 Venning Street, MORPHETT VALE SA 5162
CERTIFICATE(S) OF TITLE	CT-5623/425, CT-5544/642

NATURE OF PROPOSED DEVELOPMENT
10 Dwellings & Carports

In respect of this proposed development you are informed that:

PROVISIONAL DEVELOPMENT PLAN CONSENT	PROVISIONAL BUILDING RULES CONSENT	DEVELOPMENT APPROVAL
Granted	11	

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Date of Decision: 08-Oct-2003	<input type="checkbox"/> Development Assessment Commission or Delegate
Signed: <i>CA</i>	<input checked="" type="checkbox"/> Council Chief Executive Officer or Delegate
Date: 8 - 10 - 03	<input type="checkbox"/> Private Certifier
	<input checked="" type="checkbox"/> Sheets Attached

CITY OF ONKAPARINGA

Attent: Mike Docherty

DEVELOPMENT APPLICATION NUMBER : 145/2931/2003/1A
APPLICANT : Evolution Building Design
LOCATION : 15 Venning Street, MORPHETT VALE SA 5162
PROPOSED DEVELOPMENT : 10 Dwellings & Carports
DECISION : Provisional Development Plan Consent
DATE OF DECISION : 08-Oct-2003

PROVISIONAL DEVELOPMENT PLAN CONSENT
Conditions of Consent by Council

1. All development shall be completed in accordance with the plan(s) and documents submitted with and forming part of the Development Application except where varied by the following condition(s).
2. All stormwater drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or in the opinion of Council detrimentally affect structures on this site or any adjoining land.
3. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
 - prevent silt run-off from the land to adjoining properties, roads and drains;
 - control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent land;
 - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
 - ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure; and
 - ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.
4. The front setback area (between the front property boundary and front of the house) shall be planted with suitable trees, shrubs, lawn and/or ground cover. Such landscaping shall be completed within 6 months of the occupation of the dwelling and maintained in good condition at all times.
5. That the landscaping as detailed in plans numbered/dated 1/9 24/07/2003 shall be established within 6 months of the occupation of the development and shall be maintained in good condition at all times. Any diseased or dying vegetation shall be replaced whenever necessary.
6. The part of any building depicted on the plan(s) for use as a garage or carport shall not be used for human habitation.
7. The road and driveway crossover between the back of kerb and the boundary shall be shaped to provide a minimum width of 2.0 metres on local roads (and 2.5 metres on higher order roads) measured from behind the back of kerb with 2.5 per cent fall towards the road, suitable for pedestrian traffic.
8. All stormwater discharged from the development shall be controlled with flow leaving the site not to exceed the pre-development flow rate to the satisfaction of Council.
9. That the road width between dwellings 5C and 4A need to be 5m for the length of the two dwellings.
10. That the road width between 5c, 8B and 9B need s to be 3.5m for the length of these dwellings.
11. Provision is to be made for a service area near the front gates (Venning Street) to the satisfaction of Council.

Attention: Mike Docherty.

Note(s):

1. Allotment boundaries will not be certified by Council staff. The onus of ensuring that the building is sited in the approved position on the current allotment is the responsibility of the owner. This may necessitate a survey being carried out by a licensed land surveyor.
2. You are further advised that Provisional Building Rules consent is required for the application pursuant to the Development Act 1993.
3. Encumbrances, although not administered by Council, may apply to your property you are therefore advised to check for encumbrances on your Certificate of Title prior to commencing work.



Yasmine Alliu
AUTHORISED OFFICER

Dated: 11/10/03.

DEVELOPMENT CONTRACT

Orig. LF 10011353



11:54 23-Jun-2004

4 of 4

Fees: \$0.00

SERIES NO.	PREFIX
4	LF

320

BELOW THIS LINE FOR OFFICE USE ONLY

Date:	Time:
FEES	
R.G.O.	POSTAGE
94-	

**LANDS TITLES REGISTRATION
OFFICE**
SOUTH AUSTRALIA

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

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

AGENT CODE

Lodged by:

Jeff Stevens & Associates STEV

Correction to:

STEV - 320

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

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

Assessor

PICK-UP NO.	
CP	
DEV. NO.	

Lands Title 09:07 24/06/04 170705
REGISTRATION FEE \$94.00

DW153 CP 22384

CORRECTION 26-7-2004	PASSED
-------------------------	--------

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

FILED	53 AUG 2004


ITEM	AGENT CODE

Signed by the said

MICHAEL JOHN DOCHERTY

in the presence of:

A handwritten signature in dark ink, appearing to read 'M. J. Docherty', written over a horizontal line.

X 
David James Upton

Signed by the said

ANN BURNLEY DOCHERTY

in the presence of:

X 
Ann Burnley Docherty

X 
David James Upton

Requisition Notice

Documents

Reference **Development Contract 10011353**

Agent **JEFF STEVENS & ASSOCIATES
(STEV)**

Date **26/07/2004**

Examiner **Jenny Cottnam**

cottnam.jenny@saugov.sa.gov.au

Telephone 8226 3983

Facsimile (08) 8226 3899

Note 1 **All amendments must be initialled by the certifying party.**

Note 2 When amending do not delete pencil notes. See Standards approved by Registrar-General for Forms of Instruments on Land Services Group Internet www.landservices.sa.gov.au.

Note 3 All requisitions must be compiled within two months; failure to do so will subject this document and any associated series to rejection procedures. See Section 220(e) of the Real Property Act.

Note 4 Requisition enquiries by appointment only.

Note 5 Any alteration must be made by striking through the matter intended to be altered and not by erasing, rubbing, painting, scraping or cutting the surface of the paper.

Please attend to the following requisitions:

No. Requisition

1. The description of the development in 3.1 does not refer to all of the titles. ✓
2. 4.1 states a pictorial representation of the appearance of each building is attached. Please attach. ✓
3. Where a development contract provides for landscaping the area to be landscaped is to be identified etc. Please see Section 47 (4) of the Community Titles Act. ✓

↑
see attached site plan



TERMS OF INSTRUMENT NOT CHECKED
BY LANDS TITLES OFFICE

DEVELOPMENT CONTRACT
DEVELOPMENT NO 145/C717/03

COMMUNITY PLAN NO. 22384

11-15 VENNING STREET MORPHETT VALE

DEVELOPMENT CONTRACT

**COMMUNITY TITLES ACT 1996
COMMUNITY CORPORATION NO.**

11-15 VENNING STREET MOPRHETT VALE

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COMMUNITY TITLES ACT 1996
COMMUNITY CORPORATION NO.
11-15 VENNING STREET MORPHETT VALE
DEVELOPMENT CONTRACT

1. Interpretation and Definitions

In these by-laws unless the context otherwise requires:

- (a) *"Act"* means the Community Titles Act 1996;
- (b) *"by-laws "* means the by-laws filed with this development contract;
- (c) *"common property"* means the common property defined in the plan of community division;
- (d) *"community lot"* means the lots created as community lots upon the deposit of the community scheme to which this development contract applies;
- (e) *"community parcel"* means the land situated at 15 Venning Street Morphett Vale being the whole of the land comprised Certificate of Title Register Book Volume 5623 Folio 424; **Volume 5623 Folio 425, Volume 5544 Folio 642**
- (f) *"community plan"* means a plan of community division deposited by the Registrar General in the Lands Titles Registration Office;
- (g) *"council"* means the Corporation of the City of West Onkaparinga;
- (h) *"developer"* means Michael John Docherty and Ann Burnley Docherty both of 18 Sandison Road Hallett Cove SA 5158 and may also include any other owner of the community parcel prior to or after the deposit of the plan of community division;
- (i) *"development approval"* means the development authorisation under the Development Act 1993 approved by the council and which is annexed to the scheme description filed with this development contract;
- (j) *"plan of community division "* means the community plan deposited with this development contract;
- (k) *"scheme description "* means the scheme description filed with this development contract;
- (l) a reference to any Statute, Regulation or Council By-Laws includes all amendments, consolidations or replacements of them;

- (m) one gender includes all other genders;
- (n) the singular includes the plural and the other way around.
- (o) other words have the meanings given to them in the Act.

2. **Preliminary Matters**

- 2.1 This development contract contains details of the community scheme which is proposed to be developed on the community parcel.
- 2.2 The obligations contained in this development contract may only be varied or cancelled in accordance with the provisions of Section 50, 69(8) or 70(8) of the Act.
- 2.3 This development contract should not be considered alone, but in conjunction with the results of searches and enquires made in respect of the community scheme. In particular this development contract should be read in conjunction with the scheme description and the by-laws.
- 2.4 The terms of this development contract are binding on the developer and any subsequent purchaser of a community lot.

3. **Description of Development**

- 3.1 The community parcel to be developed under this development contract comprises the community lots and the common property described in the community plan. This is the property known as 15 Venning Street Morphett Vale which is currently comprised as the whole of the land comprised in Certificate of Title Register Book Volume 5623 Folio 424. **VOL 5623 FOLIO 425**
- 3.2 The community parcel is to be developed in one stage. **& VOLUME 5544 FOLIO 642**

4. **Developer's Obligations in respect of the Community Lots**

- 4.1 The developer will cause to be constructed a dwelling, garage and associated landscaping on the community lots in accordance with the scheme description.

X A pictorial representation of the appearance of each dwelling is attached to this development contract. The developer will provide the following essential standards in respect of each building on each community lot:

- (a) single storey construction;
- (b) concrete slab footings on the ground floor;
- (c) steel or timber frame first floor;
- (d) external walls of brick, masonry, or panel cladding or a

combination of them and a combination of interior
plasterboard and an interior of plasterboard or plaster walls
on a timber frame;

- (e) colourbond or zincalume or concrete tiled roof;
- (g) paving for footpath and driveway;
- (h) installation of electricity lines, gas lines, draw lines for telephone lines, water lines and sewer lines in accordance with the relevant statutory obligations;
- (i) underground storm water discharge to the street;
- (j) colorbond fencing/masonry/ timber or other suitable fencing on boundaries other than the front boundaries of each community lot;
- (k) garage with a metal roller door;
- (l) smoke alarms and other fire fighting equipment in accordance with relevant statutory obligations;

4.2 The developer will perform the work required in respect of the community lots to such higher standard as the developer may in the developer's absolute discretion decide.

5. The Developer's Obligations in respect of the Common Property

5.1 The developer will construct driveway paving and landscaping on the common property in accordance with the scheme description.

5.2 The developer will perform the work required in respect of the common property to a good quality standard as the developer may in the developer's absolute discretion decide.

6. Developer's Authorisation

6.1 Development authorisation under the Development Act has been obtained to enable the developer to perform the work set out in this development contract.

6.2 The developer's obligations under this contract are expressly subject to that development authorisation being maintained without material change.

7. Developer's Undertakings

7.1 The developer undertakes that in carrying out the developer's obligations

under this development contract, the developer will:

- (a) interfere as little as is reasonably practicable with the use and enjoyment of the community lot.; and common property; and
- (b) repair, or pay the costs of repairing any damage caused by the developer to the common property or to a community lot or to any building or other improvement on the common property or a community lot.

8. Access to the Common Property or Community Lot

The Developer proposes to obtain direct access to the common property from the street or the community lots and to the community lots from the common property or from the street.

9. Obligations of the Community Corporation and Owners and Occupiers of Lots

The owner and occupiers of a community lot and the corporation must allow the developer:

- 9.1 reasonable access over adjoining community lots or the common property to enable the developer to fulfil the developer's obligations under this development contract.
- 9.2 allow the developer to erect the necessary signs, fencing and anything else required under the statutory obligation to enable the developer to complete the developer's obligations under this development contract.

10. Timing of Development

10.1 The developer must cause the building work to be earned out on the community lots and the common property by the developer's workers and contractors:

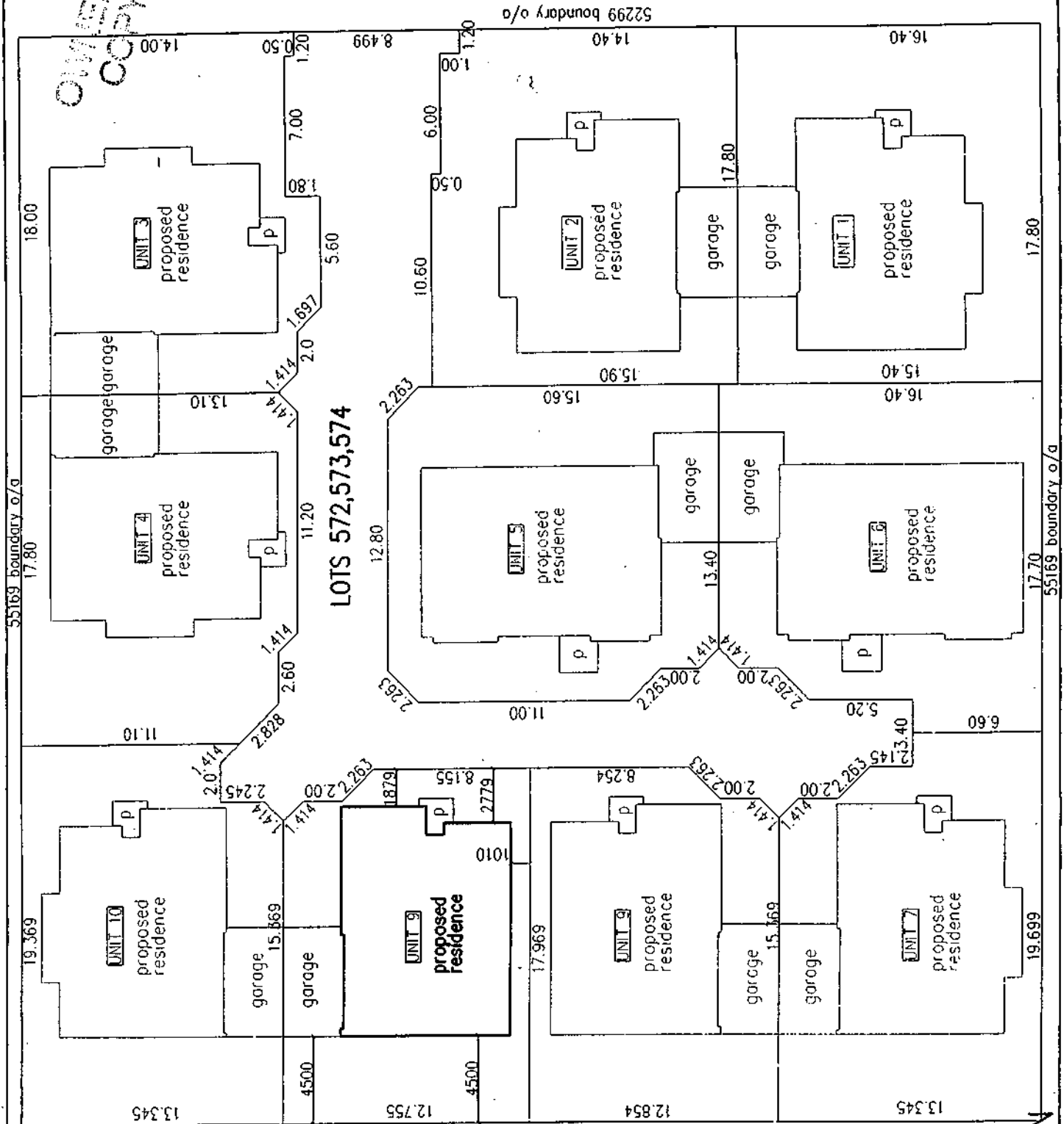
- (a) between Monday to Saturday of each week between the hours of 7.00 am and 5.30 pm;
- (b) between 9.00 am and 5.00 pm on Sundays and public holidays.

10.2 The developer anticipates fulfilment of that developer's obligations under this development contract within one year of the development approval being obtained.

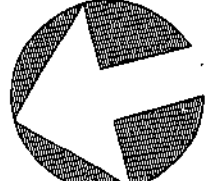
11. Other Information required by the Regulations

No other information is required by the Regulations under the Act.

VENNING STREET



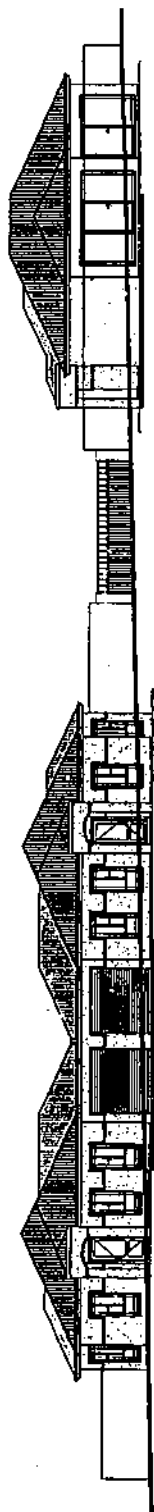
SITE PLAN



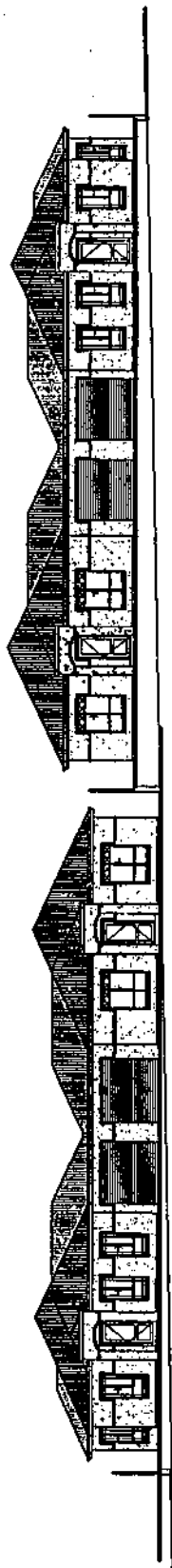
01/11/18
copy

1 2 3 4
SCALE BAR UNITS IN METERS

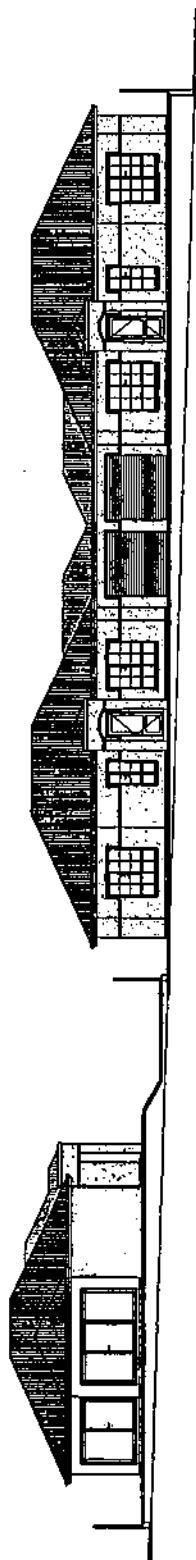
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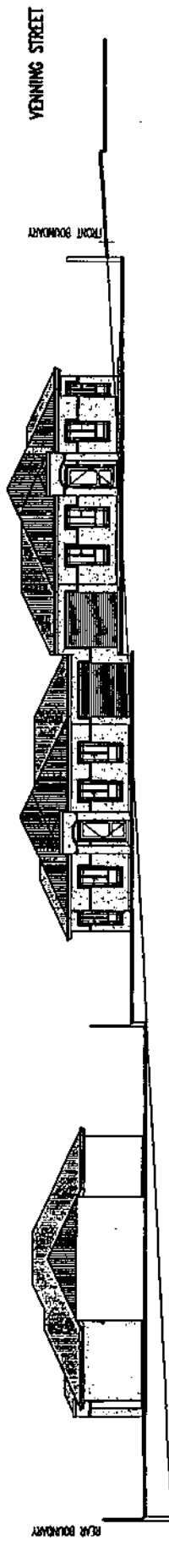
VENNING STREET STREETSCAPE



DRIVEWAY ELEVATION 7 TO 10



DRIVEWAY ELEVATION 4 TO 6



DRIVEWAY ELEVATION 3, 4 AND 10

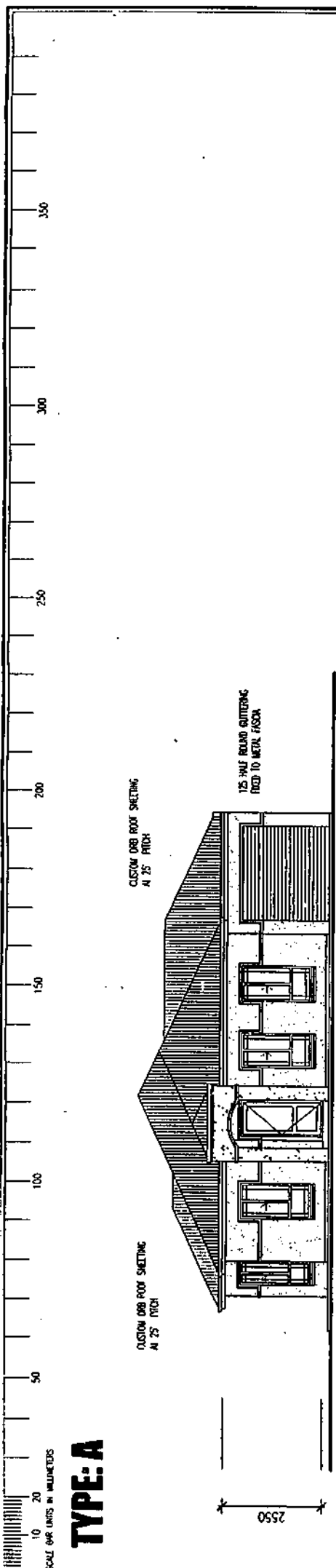


EVOLUTION BUILDING DESIGN
15 HART AVENUE, WESTCOTE NSW 15 504
Ph: 021 627 3117 Fax: 0212 020 878
Email: info@evobuildingdesign.com.au

DATE	15/05/2017
PROJECT	VENNING STREET
CLIENT	VENNING STREET
LOCATION	VENNING STREET
SCALE	1:100
DATE	15/05/2017

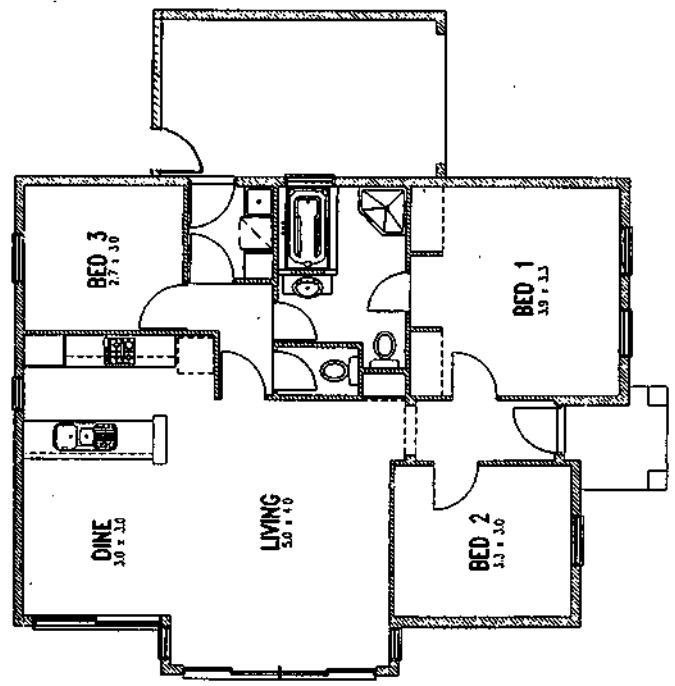
CLIENT: VENNING STREET
DATE: 15/05/2017
LOCATION: VENNING STREET
SCALE: 1:100
DATE: 15/05/2017





FRONT FACADE REMODED
BROCKWICK RD REST

PROPOSED FACADE



PROPOSED FLOOR PLAN 1:100

AREAS m2

RESIDENCE:	97.00
PORCH:	1.50
CARPORT:	16.50
TOTAL:	115.00

2/9

E B D

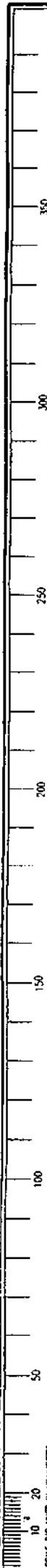


EVOLUTION BUILDING DESIGN
11 MARSH AVENUE, WESTBORO, MA 01581
TEL: 508 833 8112 FAX: 508 833 8114
WWW: WWW.EVOLUTIONBUILDINGDESIGN.COM

AREA	NO.	DATE	BY	CHKD
FOUNDATION	1	11/11/08	JD	JD
FLOORING	2	11/11/08	JD	JD
ROOFING	3	11/11/08	JD	JD
MECHANICAL	4	11/11/08	JD	JD
ELECTRICAL	5	11/11/08	JD	JD
PLUMBING	6	11/11/08	JD	JD
PAINTING	7	11/11/08	JD	JD
LANDSCAPE	8	11/11/08	JD	JD
OTHER	9	11/11/08	JD	JD

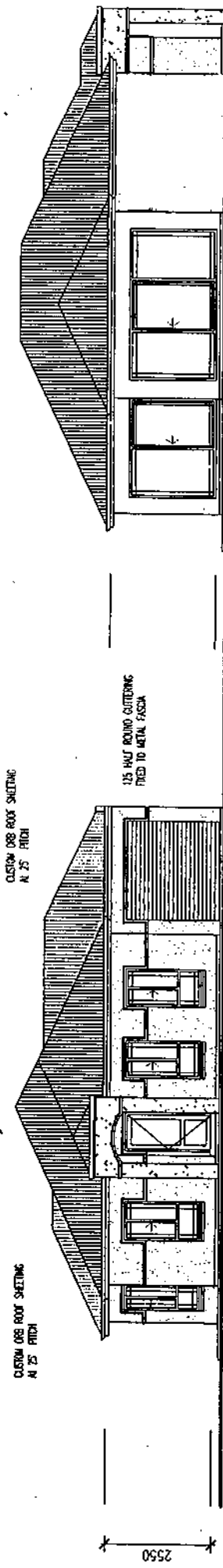
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CLIENT: LORIE LEE
SITE: 11 MARSH AVENUE
ADDRESS: 11 MARSH AVENUE
CITY: WESTBORO, MA 01581
STATE: MASSACHUSETTS



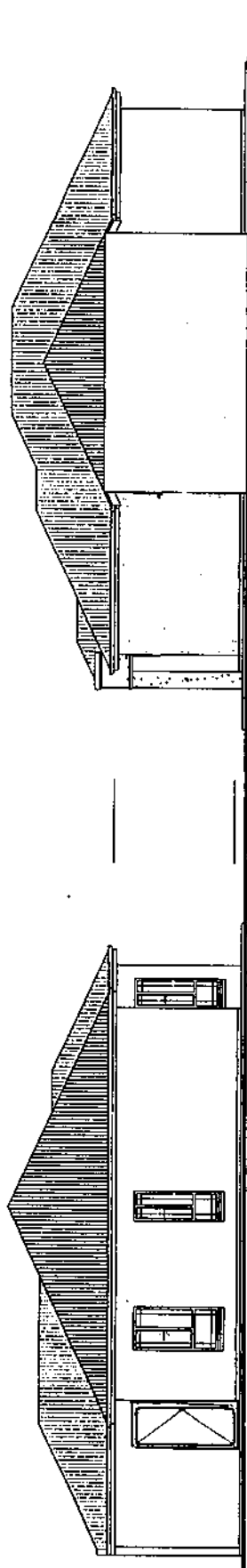
SCALE BAR UNITS IN MILLIMETERS

TYPE: A



FRONT FACADE

L.H.SIDE ELEVATION



REAR ELEVATION

R.H.SIDE ELEVATION

E B D



EVOLUTION BUILDING DESIGN
17 WENTWORTH AVENUE, WENTWORTH NSW 1570
PH: 081 877 8117 FAX: 0412 000 878
WWW.EVOLUTIONBUILDINGDESIGN.COM.AU

AREAS	NO.
FOUNDATION	1
WALLS	2
FLOORS	3
ROOF	4
CLADDING	5
GLAZING	6
MECHANICAL	7
ELECTRICAL	8
PLUMBING	9
PAINTING	10
LANDSCAPE	11
TOTAL	12

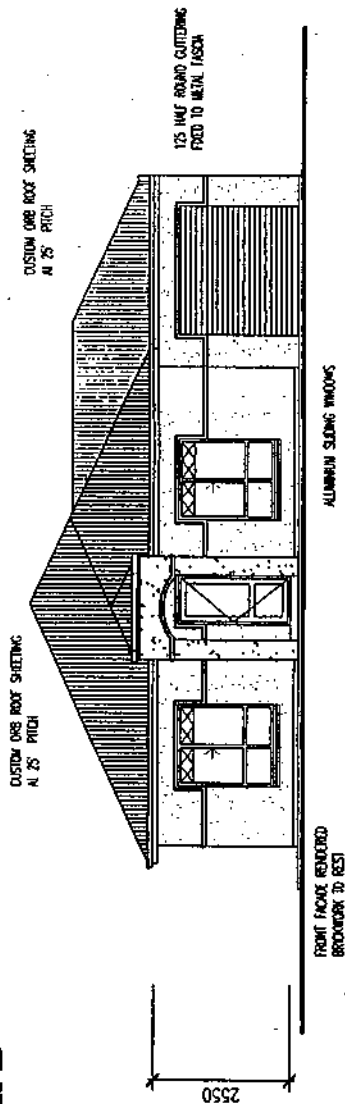
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CLEAR
DATE: 15/11/17
SITE: 17 WENTWORTH AVENUE, WENTWORTH NSW 1570
SCALE: 1:100

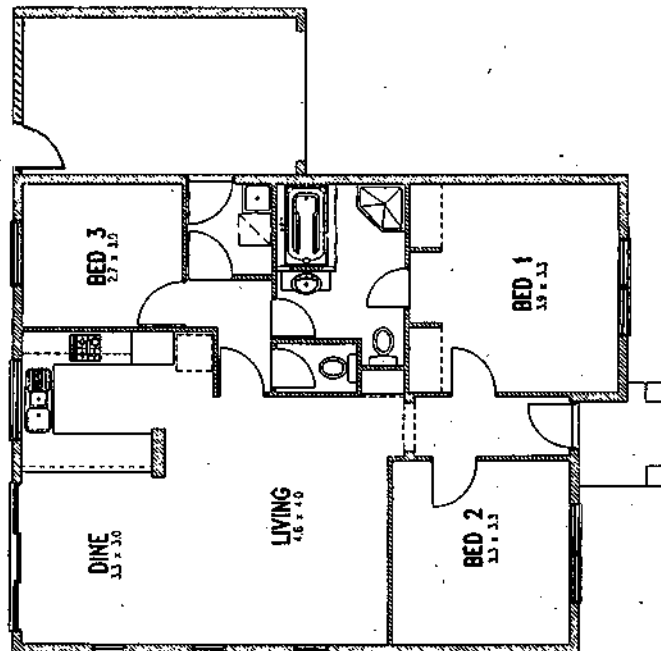
3 9

10 20
SCALE BAR UNITS IN MILLIMETERS

TYPE: B



PROPOSED FACADE



PROPOSED FLOOR PLAN 1:100

AREAS m2
RESIDENCE: 102.00
PORCH: 1.50
CARPORT: 16.50
TOTAL: 120.00

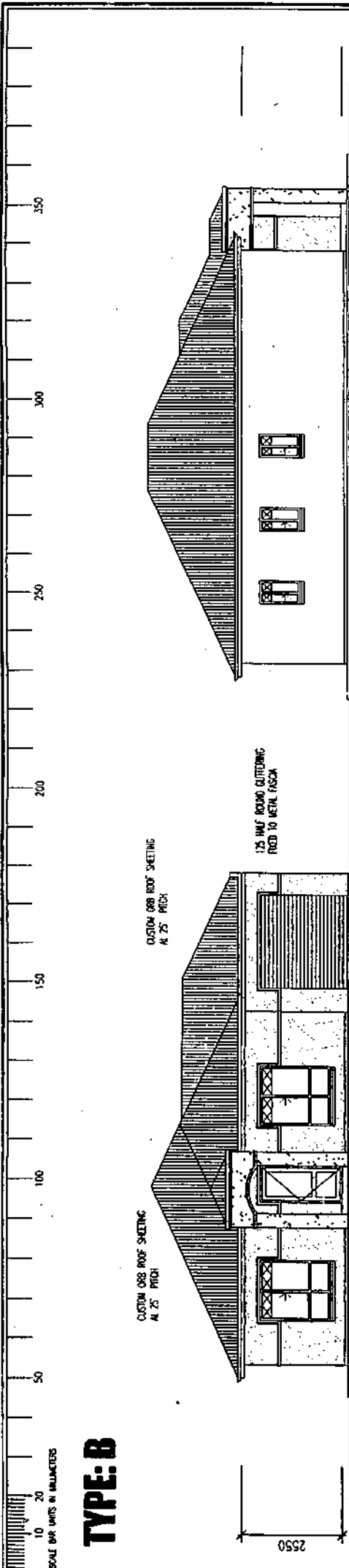


EVOLUTION BUILDING DESIGN
13 WILKINSON STREET, SUITE 101
MELBOURNE VIC 3000
TEL: 03 9271 4142
WWW.EVOLUTIONBUILDINGDESIGN.COM.AU

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	15/07/20	JD	JD
2	REVISED	15/07/20	JD	JD
3	REVISED	15/07/20	JD	JD
4	REVISED	15/07/20	JD	JD
5	REVISED	15/07/20	JD	JD

As the Designer, I warrant that the drawings are a true and accurate representation of the design intended to be constructed, and that I am a duly qualified and registered architect in the State of Victoria. I warrant that the drawings are a true and accurate representation of the design intended to be constructed, and that I am a duly qualified and registered architect in the State of Victoria.

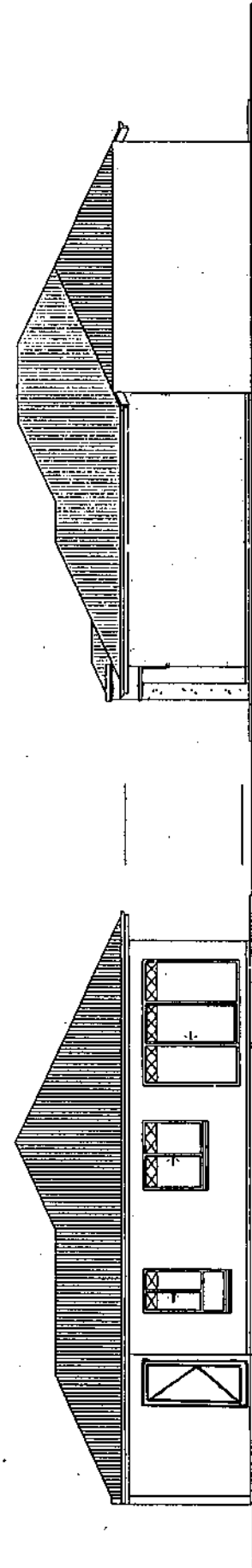
CLIENT: JAMES & JILL
SITE: 10/11/2017
13 WILKINSON STREET
MELBOURNE VIC 3000



FRONT FACADE RENDERED BROCKWICK TO REST

FRONT FACADE

L.H.SIDE ELEVATION



REAR ELEVATION

R.H.SIDE ELEVATION

5 9

TYPE: B

SCALE BAR UNITS IN MILLIMETERS

E B D

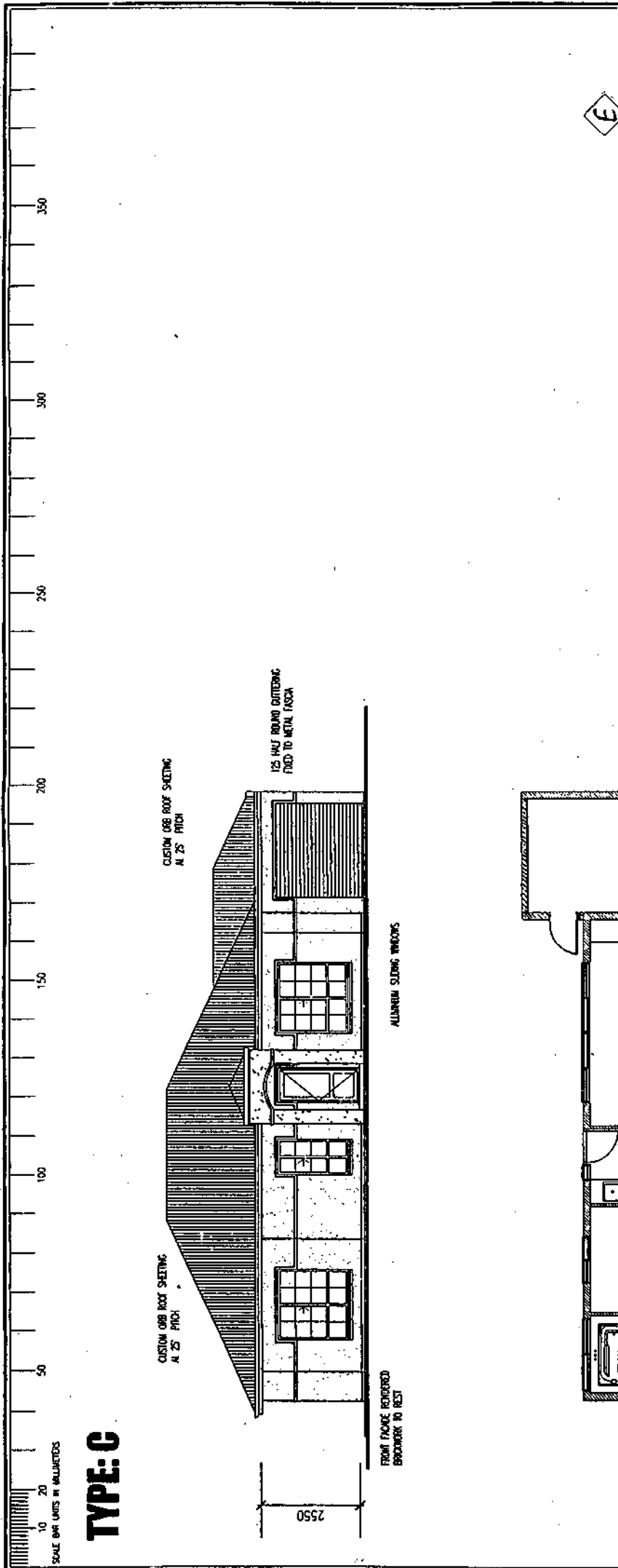


EVOLUTION BUILDING DESIGN
13 WILSON AVENUE, WILSON, N.S.W. 1511
Ph: 02 9272 3117 Fax: 02 9272 3118
Email: info@evobuildingdesign.com.au

NO.	REVISIONS
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

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CLIENT	CONCRETE SYSTEMS
SITE	WILSON STREET
	WILSON, N.S.W.
	1511



TYPE: C

SCALE 844 UNITS = 1 MILLIMETER



EVOLUTION BUILDING DESIGN
 13 HARTY AVENUE, WESTBOROUGH MA 01581
 PH: (508) 827-2117 FAX: (508) 827-2118
 WWW: www.evobuildingdesign.com

AREA	sq ft
FLOOR	110.00
RESIDENCE	1.50
PORCH	16.50
TOTAL	127.50

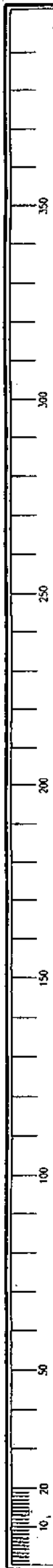
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CLIENT: UNIVERSAL DISTRICT
 SITE: VERNON STREET
 LOCATION: MA
 PROJECT: 00000000



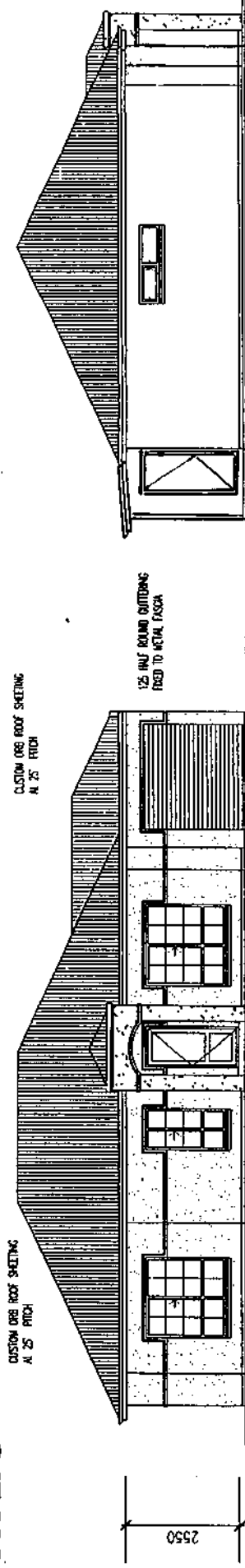
AREAS m²
 RESIDENCE: 110.00
 PORCH: 1.50
 TOTAL: 127.50

PROPOSED FLOOR PLAN 1:100



SCALE BAR UNITS IN MILLIMETERS

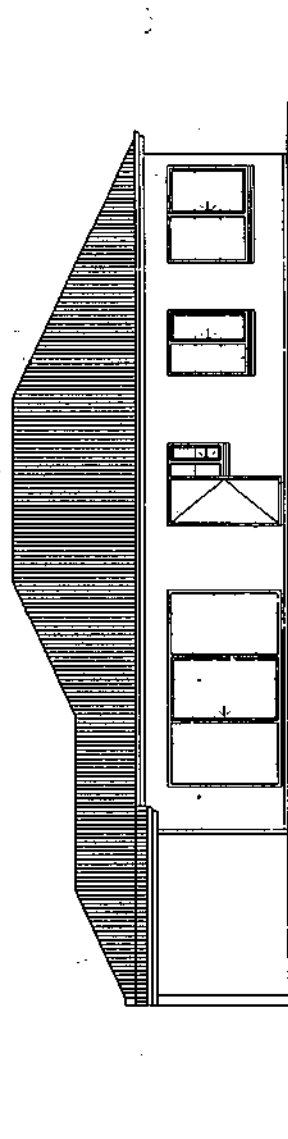
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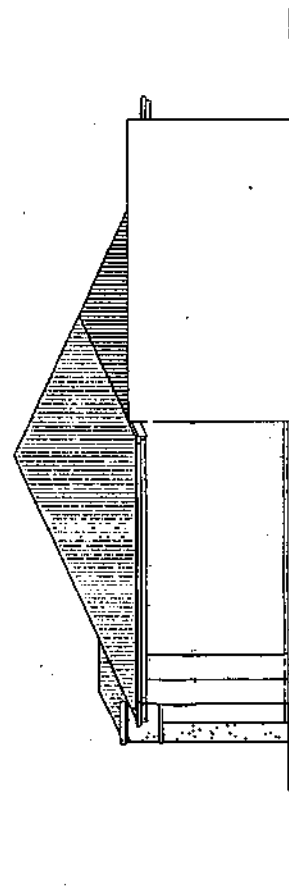
FRONT FACADE RENDERED
BRICKWORK TO REST

FRONT FACADE

LH.SIDE ELEVATION



REAR ELEVATION



R.H.SIDE ELEVATION



2025年10月23日

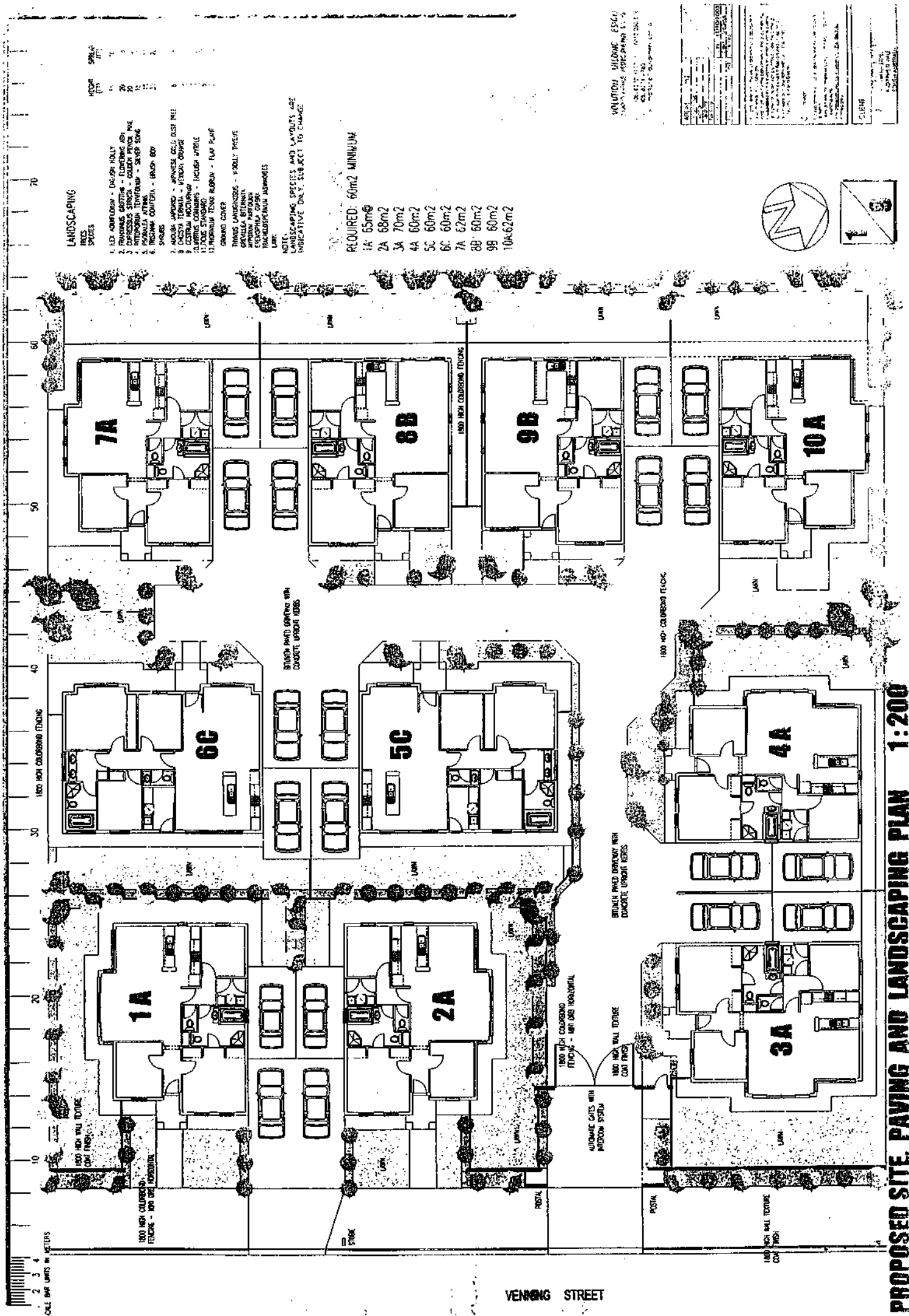
1905 Y. 6042 PHOTODUPLICATION SERVICE
UNIVERSITY MICROFILMS INTERNATIONAL

At 000002729117 web 041525074

196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091 1092 1093 1094 1095 1096 1097 1098 1099 1100 1101 1102 1103 1104 1105 1106 1107 1108 1109 1110 1111 1112 1113 1114 1115 1116 1117 1118 1119 1120 1121 1122 1123 1124 1125 1126 1127 1128 1129 1130 1131 1132 1133 1134 1135 1136 1137 1138 1139 1140 1141 1142 1143 1144 1145 1146 1147 1148 1149 1150 1151 1152 1153 1154 1155 1156 1157 1158 1159 1160 1161 1162 1163 1164 1165 1166 1167 1168 1169 1170 1171 1172 1173 1174 117

[illegible][illegible]

CLIENT:	LOS 172, 173 E 72
DATE:	VENEDIG STREET ACADEMY WALK NEW YORK, ALABAMA



CHECK SEARCH

Certificate of Title

Title Reference: CT 5921/632

Status: CURRENT

Edition: 3

Dealings

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

Priority Notices

NIL

Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
23/06/2004	05/08/2004	10011351	SCHEME DESCRIPTION	FILED	C22384
23/06/2004	05/08/2004	10011352	BY-LAWS	FILED	C22384
23/06/2004	05/08/2004	10011353	DEVELOPMENT CONTRACT	FILED	C22384

Registrar-General's Notes

No Registrar-General's Notes exist for this title

HISTORICAL SEARCH

Certificate of Title

Title Reference: CT 5921/632
Status: CURRENT
Parent Title(s): CT 5544/642
Dealing(s) Creating Title: ACT 10011350
Title Issued: 06/08/2004
Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
21/12/2017	11/01/2018	12851816	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
21/12/2017	11/01/2018	12851815	TRANSFER	REGISTERED	MATTHEW JARRAD MCCLOUD
21/12/2017	11/01/2018	12851814	DISCHARGE OF MORTGAGE	REGISTERED	10054465
25/08/2004	31/08/2004	10054465	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
25/08/2004	31/08/2004	10054464	TRANSFER	REGISTERED	CHERIE DIANNE MARTIN
25/08/2004	31/08/2004	10054463	DISCHARGE OF MORTGAGE	REGISTERED	9659592
14/08/2003	26/08/2003	9659592	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION