

FORM 1 - VENDOR'S STATEMENT

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

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Preliminary

To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired. If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

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

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

Instructions to the vendor for completing this statement:

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

- * means strike out or omit the option that is not applicable.

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

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

PART A – PARTIES AND LAND

1. Purchaser:

Address:

2. Purchaser's registered agent:

Address:

3. Vendor:

GEORGIA KELSH BALDOCK

Address:

7 HORROCKS STREET PORT LINCOLN SA 5606

4. Vendor's registered agent:

PL REALTY PTY LTD AND EXP AUSTRALIA PTY LTD AS AGENTS
IN CONJUNCTION

Address:

LEVEL 3, 169 FULLARTON ROAD DULWICH SA 5065

5. Date of Contract (if made before this statement is served):

6. Description of Land [Identify the land including any certificate of title reference]

7 HORROCKS STREET PORT LINCOLN SA 5606 BEING LOT 32 IN PRIMARY COMMUNITY PLAN 21051
BEING THE WHOLE OF THE LAND IN CERTIFICATE OF TITLE VOLUME 5861 FOLIO 179

PART B – PURCHASER'S COOLING-OFF RIGHTS AND PROCEEDING WITH THE PURCHASE TO THE PURCHASER:

Right to cool-off (section 5)

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

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

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

2 – Time for Service

The cooling-off notice must be served –

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

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

3 – Forms of cooling-off notice

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

4 – Methods of service

The cooling-off notice must be –

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

7 HORROCKS STREET PORT LINCOLN SA 5606

(being the vendor's last known address); or

- (c) transmitted by fax or email to the following fax number or email address:

james.stacy@expaustralia.com.au

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

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

LEVEL 3, 169 FULLARTON ROAD DULWICH SA 5065

(being ~~*the agent's address for service under the Land Agents Act 1994~~ an address nominated by the agent to you for the purpose of service of the notice).

Note –

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

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

5 – Effect of service

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

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

PROCEEDING WITH THE PURCHASE

If you wish to proceed with the purchase –

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

PART C – STATEMENT WITH RESPECT TO REQUIRED PARTICULARS
(section 7(1))

To the purchaser:

I, **GEORGIA KELSH BALDOCK**

of **7 HORROCKS STREET PORT LINCOLN SA 5606**

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

Date: _____ Signed: _____

Date: _____ Signed: _____

PART D – CERTIFICATE WITH RESPECT TO PRESCRIBED INQUIRIES BY REGISTERED AGENT

(section 9)

To the purchaser:

I, **CHRISTOPHER GILL FOR AND ON BEHALF OF THE FORM 1 COMPANY PTY LTD**

certify that the responses/~~that, subject to the exceptions stated below, the responses~~ to the inquiries made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm the completeness and accuracy of the particulars set out in the Schedule.

Exceptions:

Nil

Date: 17 / 11 / 2023

Signed: _____

Vendor's/Purchaser's agent

*Person authorised to act on behalf of Vendor's/Purchaser's agent

SCHEDULE – DIVISION 1**PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND****(section 7(1)(b))****Note –**

Section 7(3) of the Act provides that this statement need not include reference to charges arising from the imposition of rates or taxes less than 12 months before the date of service of the statement. Where a mortgage, charge or prescribed encumbrance referred to in column 1 of the table below is applicable to the land, the particulars in relation to that mortgage, charge or prescribed encumbrance required by column 2 of the table must be set out in the table (in accordance with the instructions in the table) unless –

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

TABLE OF PARTICULARS

Column 1	Column 2	Column 3
[If an item is applicable, ensure that the box for the item is ticked and complete the item.]		
[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1. Alternatively, the item and any inapplicable heading may be omitted, <u>but not</u> in the case of –		
(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and		
(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and		
(c) the heading "6. Repealed Act Conditions" and item 6.1; and		
(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,		
which must be retained as part of this statement whether applicable or not.]		
[If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in bold type must be set out in column 3 and all other particulars must be set out in column 2.]		
[If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for <u>each</u> such mortgage, charge or prescribed encumbrance.]		
[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If <u>all</u> of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]		

Column 1	Column 2	Column 3
1. General		
1.1 Mortgage of land	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>CERTIFICATE OF TITLE</p> <p>Number of mortgage (if registered): 12338269</p> <p>Name of mortgagee: AUSTRALIA & NEW ZEALAND BANKING GROUP LTD</p>	<input checked="" type="checkbox"/> YES YES
<p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		
1.2 Easement (whether over the land or annexed to the land)	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>PROPERTY INTEREST REPORT</p> <p>Description of land subject to easement: PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE</p> <p>Nature of easement: REFER PAGE 12 IN THE PROPERTY INTEREST REPORT FOR DETAILS OF STATUTORY EASEMENTS</p> <p>Are you aware of any encroachment on the easement? NO (If YES, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given? (If YES, give details):</p>	<input checked="" type="checkbox"/> NO YES
<p>Note – "Easement" includes rights of way and party wall rights.</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		
1.3 Restrictive covenant	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Nature of restrictive covenant:</p> <p>Name of person in whose favour restrictive covenant operates:</p> <p>Does the restrictive covenant affect the whole of the land being acquired? (If NO, give details):</p> <p>Does the restrictive covenant affect land other than that being acquired?</p>	<input type="checkbox"/> YES / NO YES / NO
<p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		
1.4 Lease, agreement for lease, tenancy agreement or licence	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p>	<input type="checkbox"/> YES / NO YES / NO

Column 1	Column 2	Column 3
(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>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
	Names of parties:	
	Period of lease, agreement for lease etc:	
	From	
	To	
	Amount of rent or licence fee:	
	\$ per (period)	
	Is the lease, agreement for lease etc in writing?	
	If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify:	
	(a) the Act under which the lease or licence was granted:	
	(b) the outstanding amounts due (including any interest or penalty):	

5. Development Act 1993 (repealed)

5.1	section 42 – Condition (that continues to apply) of a development authorisation	<i>Is this item applicable?</i>	<input type="checkbox"/>
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	YES / NO
		<i>Are there attachments?</i>	YES / NO
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Condition(s) of authorisation:	

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

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>Is this item applicable?</i>	<input type="checkbox"/>
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	YES / NO
		<i>Are there attachments?</i>	YES / NO
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		Nature of condition(s):	

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

29. Planning, Development and Infrastructure Act 2016

29.1	Part 5 – Planning and Design Code	<i>Is this item applicable?</i>	<input checked="" type="checkbox"/>
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	NO
		<i>Are there attachments?</i>	YES
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		CITY OF PORT LINCOLN SEARCH AND PROPERTY INTEREST REPORT	
		Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):	

Column 1	Column 2	Column 3
	7 HORROCKS ST PORT LINCOLN SA 5606 LT 32 C21051 ZONES SUBURBAN NEIGHBOURHOOD - SN 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. Is there a State heritage place on the land or is the land situated in a State heritage area? NO Is the land designated as a local heritage place? NO Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? YES Note – For further information about the Planning and Design Code visit www.code.plan.sa.gov.au .	
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>	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Date of authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation:	<input type="checkbox"/> YES / NO YES / NO

SCHEDULE – DIVISION 2 – OTHER PARTICULARS
(section 7(1)(b))

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



1 Name of community corporation:

COMMUNITY CORPORATION 21051 INC

Address of community corporation:

5-9 HORROCKS STREET PORT LINCOLN SA 5606

2 Application must be made in writing to the community corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the community corporation for the documents referred to in 6 unless those documents are obtained from the Lands Titles Registration Office.

3 Particulars supplied by the community corporation or known to the vendor:

(a) particulars of contributions payable in relation to the lot (including details of arrears of contributions related to the lot):

REFER COMMUNITY CORPORATION SEARCH ANNEXED HERETO

(b) particulars of assets and liabilities of the community corporation:

REFER COMMUNITY CORPORATION SEARCH ANNEXED HERETO

(c) particulars of expenditure that the community corporation has incurred, or has resolved to incur, and to which the owner of the lot must contribute, or is likely to be required to contribute:

REFER COMMUNITY CORPORATION SEARCH ANNEXED HERETO

(d) if the lot is a development lot, particulars of the scheme description relating to the development lot and particulars of the obligations of the owner of the development lot under the development contract:

NOT APPLICABLE

(e) if the lot is a community lot, particulars of the lot entitlement of the lot:

LOT 32 : 3330 OF 10000

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

4 Documents supplied by the community corporation that are enclosed:

(a) a copy of the minutes of the general meetings of the community corporation and management committee for the 2 years preceding this statement/~~since the deposit of the community plan~~; (*Strike out or omit whichever is the greater period)

YES

(b) a copy of the statement of accounts of the community corporation last prepared;

YES

(c) a copy of current policies of insurance taken out by the community corporation.

NO

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

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

AN APPLICATION WAS SENT TO NUMERICAL REAL ESTATE ON 14 NOVEMBER 2023

6 The following documents are enclosed:

(a) a copy of the scheme description (if any) and the development contract (if any);

☐

(b) a copy of the by-laws of the community scheme.

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

☐

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

Name:

NUMERICAL REAL ESTATE

Address:

98 TASMAN TERRACE PORT LINCOLN SA 5606

Note –

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

SCHEDULE – DIVISION 3 – COMMUNITY LOTS AND STRATA UNITS**Matters to be considered in purchasing a community lot or strata unit**

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

**Governance**

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

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

Use of your property

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

Depending on the rules, you might not be permitted to make changes to the exterior of your unit, such as installing a television aerial or an air-conditioner, building a pergola, attaching external blinds etc without the permission of the body corporate. A meeting may be needed before permission can be granted. Permission may be refused. Note that the articles or by-laws could change between now and when you become the owner: the body corporate might vote to change them. Also, if you are buying before the community plan is registered, then any by-laws you have been shown are just a draft.

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments - voting rights

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

Further information

The Real Estate Institute of South Australia provides an information service for enquiries about real estate transactions, see www.reisa.com.au.

The Australian Institute of Conveyancers (SA Division) (AICSA) provides information and operates a Public Advisory Service with respect to conveyancers and the conveyancing process, see www.aicsa.com.au.

Information and a booklet about strata and community titles is available from the Legal Services Commission at www.lsc.sa.gov.au.

You can also seek advice from a legal practitioner.

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser hereby acknowledges receipt of the following:

FORM 1 – STATEMENT UNDER SECTION 7 (*Land and Business (Sale and Conveyancing) Act 1994*)

the above being identified by page numbered 1 to 10 inclusive, together with the following annexures and supporting documents (if any):

**CERTIFICATE OF TITLE VOLUME 5861 FOLIO 179
PROPERTY INTEREST REPORT
SA WATER, EMERGENCY SERVICES LEVY AND LAND TAX CERTIFICATES
CITY OF PORT LINCOLN SEARCH
COMMUNITY PLAN 21051
COMMUNITY CORPORATION SEARCH
BY-LAWS 9187960**

SIGNED BY THE PURCHASER:

THIS _____ DAY OF _____

(Signature)

(Signature)

(Signature)

(Signature)

The Purchaser acknowledges and consents to the Vendor and Agent or their authorised representatives signing the Form 1 by electronic and/or digital signatures under the Electronic Transactions Act (Cth) and (SA).

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?

January 2014

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.



Certificate of Title - Volume 5861 Folio 179

Parent Title(s)	CT 5103/480		
Creating Dealing(s)	ACT 9187959		
Title Issued	04/12/2001	Edition 4	Edition Issued 08/07/2015

Estate Type

FEE SIMPLE

Registered Proprietor

GEORGIA KELSH BALDOCK
OF 7 HORROCKS STREET PORT LINCOLN SA 5606

Description of Land

LOT 32 PRIMARY COMMUNITY PLAN 21051
IN THE AREA NAMED PORT LINCOLN
HUNDRED OF LINCOLN

THE WITHIN LAND EXISTS ABOVE A LEVEL OF 6.00 METRES A.H.D.

Easements

NIL

Schedule of Dealings

Dealing Number	Description
12338269	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
28/09/2001	9187960	BY-LAWS	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

Property Interest Report

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

Title Reference	CT 5861/179	Reference No. 2518812
Registered Proprietors	G K*BALDOCK	Prepared 13/11/2023 09:52
Address of Property	7 HORROCKS STREET, PORT LINCOLN, SA 5606	
Local Govt. Authority	CITY OF PORT LINCOLN	
Local Govt. Address	PO BOX 1787 PORT LINCOLN SA 5606	

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

- | | | |
|-----|---|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) | State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title |
| | | also |
| | | Contact the Local Government Authority for other details that might apply |
- [Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*

7. Emergency Services Funding Act 1998

- | | | |
|-----|---------------------------------|---|
| 7.1 | section 16 - Notice to pay levy | <p>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.</p> <p>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</p> |
|-----|---------------------------------|---|

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 |
|------|---|---|

22. Local Nuisance and Litter Control Act 2016

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

23. Metropolitan Adelaide Road Widening Plan Act 1972

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

24. Mining Act 1971

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

24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
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25. ***Native Vegetation Act 1991***

25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title

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

26.1	section 97 - Notice to pay levy in respect of costs of regional NRM board	The regional landscape board has no record of any notice affecting this title
26.2	section 123 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
26.3	section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
26.4	section 135 - Condition (that remains in force) of a permit	The regional landscape board has no record of any notice affecting this title
26.5	section 181 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
26.6	section 183 - Notice to prepare an action plan for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
26.7	section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
26.8	section 187 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
26.9	section 193 - Protection order to secure compliance with specified provisions of the Act	The regional landscape board has no record of any order affecting this title
26.10	section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any order affecting this title
26.11	section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any authorisation affecting this title

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

27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title
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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**
- Flooding Hazards Mapping Update** - seeks to update the extent of the Hazard (Flooding – Evidence Required) Overlay in the Planning and Design Code in 13 local government areas and several Outback Areas of the State, based on more recent flood hazard mapping. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.
- Code Amendment**
- Residential Driveway Crossovers** –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 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 Trade and Investment has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development
- State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

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

30. *Plant Health Act 2009*

30.1	section 8 or 9 - Notice or order concerning pests	Plant Health in PIRSA has no record of any notice or order affecting this title
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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	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (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.

Certificate of Title

Title Reference CT 5861/179
Status CURRENT
Easement NO
Owner Number 16749470
Address for Notices 7 HORROCKS ST PORT LINCOLN, SA 5606
Area 396m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

GEORGIA KELSH BALDOCK
OF 7 HORROCKS STREET PORT LINCOLN SA 5606

Description of Land

LOT 32 PRIMARY COMMUNITY PLAN 21051
IN THE AREA NAMED PORT LINCOLN
HUNDRED OF LINCOLN

THE WITHIN LAND EXISTS ABOVE A LEVEL OF 6.00 METRES A.H.D.

Last Sale Details

Dealing Reference TRANSFER (T) 12338268
Dealing Date 28/05/2015
Sale Price \$300,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	12338269	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
9348790008	CURRENT	7 HORROCKS STREET, PORT LINCOLN, SA 5606

Notations

Dealings Affecting Title

NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
28/09/2001 14:25	9187960	BY-LAWS	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	9348790008
Type	Site & Capital Value
Date of Valuation	01/01/2023
Status	CURRENT
Operative From	01/07/2002
Property Location	7 HORROCKS STREET, PORT LINCOLN, SA 5606
Local Government	PORT LINCOLN
Owner Names	GEORGIA KELSH BALDOCK
Owner Number	16749470
Address for Notices	7 HORROCKS ST PORT LINCOLN, SA 5606
Zone / Subzone	SN - Suburban Neighbourhood\\
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	5HG
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
C21051 LOT 32	CT 5861/179

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$64,000	\$310,000			
Previous	\$61,000	\$290,000			

Building Details

Valuation Number	9348790008
Building Style	Conventional
Year Built	2002
Building Condition	Good
Wall Construction	Rendered
Roof Construction	Galvanised Iron
Equivalent Main Area	154 sqm
Number of Main Rooms	5

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

Certificate of Title

Title Reference: CT 5861/179
Status: CURRENT
Edition: 4

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
28/09/2001	03/12/2001	9187960	BY-LAWS	FILED	C21051

Registrar-General's Notes

No Registrar-General's Notes exist for this title

South Australian Water Corporation

Name:

GK BALDOCK

Water & Sewer AccountAcct. No.: **93 48790 00 8****Amount:** _____**Address:**7 HORROCKS ST PORT LINCOLN LT 32
C21051

Payment Options

EFT**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	9348790008

**Bill code: 8888**
Ref: 9348790008

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: 9348790008

**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



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: 2518812

THE FORM 1 COMPANY
GPO BOX 1651
ADELAIDE SA 5001

DATE OF ISSUE

13/11/2023

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

16749470

OWNERSHIP NAME

G K BALDOCK

PROPERTY DESCRIPTION

7 HORROCKS ST / PORT LINCOLN SA 5606 / LT 32 C21051

ASSESSMENT NUMBER

9348790008

TITLE REF.

(A "+" indicates multiple titles)

CT 5861/179

CAPITAL VALUE

\$310,000.00

AREA / FACTOR

R1
0.800

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2023-2024

FIXED CHARGE

\$ 50.00

+ VARIABLE CHARGE

\$ 100.35

- REMISSION

\$ 62.90

- CONCESSION

\$ 0.00

+ ARREARS / - PAYMENTS

\$ -87.45

= AMOUNT PAYABLE

\$ 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

11/02/2024



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

**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: 2518812

DATE OF ISSUE

13/11/2023

THE FORM 1 COMPANY
GPO BOX 1651
ADELAIDE SA 5001

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

G K BALDOCK

FINANCIAL YEAR

2023-2024

PROPERTY DESCRIPTION

7 HORROCKS ST / PORT LINCOLN SA 5606 / LT 32 C21051

ASSESSMENT NUMBER

9348790008

TITLE REF.

(A "+" indicates multiple titles)

CT 5861/179

TAXABLE SITE VALUE

\$64,000.00

AREA

0.0396 HA

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

CURRENT TAX	\$	0.00	SINGLE HOLDING	\$	0.00
- DEDUCTIONS	\$	0.00			
+ ARREARS	\$	0.00			
- PAYMENTS	\$	0.00			
= AMOUNT PAYABLE	\$	0.00			

Please Note:

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

ON OR BEFORE 11/02/2024**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

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



Rates & Charges Information

Certificate issued pursuant to section 187 of the Local Government Act 1999
– Prescribed information pursuant to Section 7 of the Land and Business
(Sale and Conveyancing) Act 1994

PO BOX 1787
PORT LINCOLN SA 5606
Ph: (08) 8621 2300
Fax: (08) 8621 2399
plcc@plcc.sa.gov.au
ABN 80 776 127 243

AGENT: THE FORM 1 COMPANY

DATE: 13.11.23

OWNERS NAME: GK BALDOCK

THE LAND: Lot: 32 Section: Plan: C21051 C/T: 5861179
Property Address: 7 HORROCKS STREET PORT LINCOLN
Owner(s): GK BALDOCK
Assessment No(s): A8333 **Valuer General No** 9348790008
BILLER CODE: 9639 **BPAY REF:** 1000083330

RATES AND CHARGES INFORMATION

Rates last declared on 26.06.2023	Last date for payment 07.06.2024
Arrears of previous rates and fines	\$0.00
Rates for this Financial Year	\$1055.30
Regional Landscape Levy	\$87.10
Waste Charge	\$296.30
Recycling Charge	\$60.15
ADD Fines for Late Payment	\$0.00
ADD Legal Fees	\$0.00
LESS Early Payment Discount	\$0.00
LESS Receipts	\$374.78

TOTAL OUTSTANDING AT DATE OF REPLY **\$1124.07**

PLUS - Road and Footpath Charges \$.....
- Fire Notices \$.....
- Health Notices \$.....
- Other \$.....

TOTAL OUTSTANDING AT DATE OF REPLY **\$1124.07**

Rates not paid on or before the due date are subject to a fine of 2% with further interest charges of 0.75416% being added to arrears each month following.

We refer to your request and now attach particulars and documentary material which Council must supply pursuant to the provisions of the Local Government Act and the Land Business (Sale and Conveyancing) Act 1994.

CERTIFIED RATES SECTION:

DATE:



PRESCRIBED INFORMATION

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Part 1—Items that must be included in statement	
<i>{If an item is not applicable strike it out or write "NOT APPLICABLE" or "N/A" in column 1.}</i>	
Development Act 1993	
Part 3—Development Plan	<p>Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):</p> <p>Is the land situated in a designated State Heritage Area? * No</p> <p>Is the land designated as a place of local heritage value? * No</p> <p>Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? *YES/NO NOT APPLICABLE</p> <p>If YES, state the name of the council:</p> <p>Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? *YES/NO NOT APPLICABLE</p>
section 42—Condition (that continues to apply) of a development authorisation NOT APPLICABLE	<p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>
Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	<p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): See attached</p> <p>Is the land situated in a designated State Heritage place? * No</p> <p>Is the land designated as a place of local heritage value? ' No</p> <p>Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land? ' No</p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? * No</p>

PRESCRIBED INFORMATION

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Repealed Act conditions	
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) NOT APPLICABLE	Nature of condition(s):

PRESCRIBED INFORMATION


Part 2—Items to be included if land affected

[If an item is not applicable, strike it out or write "NOT APPLICABLE" or "N/A" in column 1, or else omit the items and headings that are not applicable.]

Development Act 1993

<p>section 50(1)—Requirement to vest land in a council or the Crown to be held as open space</p> <p>NOT APPLICABLE</p>	<p>Date requirement given:</p> <p>Name of body giving requirement:</p> <p>Nature of requirement:</p> <p>Contribution payable (if any):</p>
<p>section 50(2)—Agreement to vest land in a council or the Crown to be held as open space</p> <p>NOT APPLICABLE</p>	<p>Date of agreement:</p> <p>Names of parties:</p> <p>Terms of agreement:</p> <p>Contribution payable (if any):</p>
<p>section 55—Order to remove or perform work</p> <p>NOT APPLICABLE</p>	<p>Date of order:</p> <p>Terms of order:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p>
<p>section 56—Notice to complete development</p> <p>NOT APPLICABLE</p>	<p>Date of notice:</p> <p>Requirements of notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p>
<p>section 57—Land management agreement</p> <p>NOT APPLICABLE</p>	<p>Date of agreement:</p> <p>Names of parties:</p> <p>Terms of agreement:</p>
<p>section 69—Emergency order</p> <p>NOT APPLICABLE</p>	<p>Date of order:</p> <p>Name of authorised officer who made order:</p> <p>Name of authority that appointed the authorised officer:</p> <p>Nature of order:</p> <p>Amount payable (if any):</p>


PRESCRIBED INFORMATION

<p>section 71—Fire safety notice</p> <p>NOT APPLICABLE</p>	<p>Date of notice:</p> <p>Name of authority giving notice:</p> <p>Requirements of notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p>
<p>section 84—Enforcement notice</p> <p>NOT APPLICABLE</p>	<p>Date notice given:</p> <p>Name of the relevant authority giving notice:</p> <p>Nature of directions contained in notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p>
<p>section 85(6), 85(10) or 106— Enforcement order</p> <p>NOT APPLICABLE</p>	<p>Date order made:</p> <p>Name of court that made order:</p> <p>Action number:</p> <p>Names of parties:</p> <p>Terms of order:</p> <p>Building work (if any) required to be carried out:</p>
<p>Part 11 Division 2—Proceedings</p> <p>NOT APPLICABLE</p>	<p>Date of commencement of proceedings:</p> <p>Date of determination or order (if any):</p> <p>Terms of determination or order (if any):</p>
<p>Confirmed – Planning/Development Section </p>	
<p>Fire and Emergency Services Act 2005</p>	
<p>section 105F (or section 56 or 83 (repealed))—Notice of action required concerning flammable materials on land</p> <p>NOT APPLICABLE</p>	<p>Date of notice:</p> <p>Person or body who issued notice:</p> <p>Requirements of notice (as stated therein):</p> <p>Amount payable (if any):</p>
<p>Confirmed – Enforcement/compliance section: </p>	

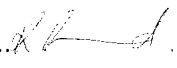
PRESCRIBED INFORMATION

Food Act 2001	
section 44—Improvement notice NOT APPLICABLE	Date of notice: Name of authorised officer who served notice: Name of authority that appointed officer: Requirements of notice:
section 46—Prohibition order NOT APPLICABLE	Date of order: Name of authority or person who served order: Requirements of order:
Confirmed – Environmental health section: <i>K. H. d.</i>	
Housing Improvement Act 1940	
section 23—declaration that house is undesirable or unfit for human habitation NOT APPLICABLE	Date of declaration: Those particulars required to be provided by a council under section 23:
Confirmed – Building/development section: <i>Paul</i>	
Local Government Act 1934	
Notice, order, declaration, charge, claim or demand given or made under the Act NOT APPLICABLE	Date of notice, order etc: Name of council by which, or person by whom, notice, order etc is given or made: Land subject thereto: Nature of requirements contained in notice, order etc: Time for carrying out requirements: Amount payable (if any):

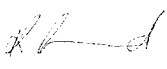

PRESCRIBED INFORMATION

Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act NOT APPLICABLE	Date of notice, order etc: Name of council by which, or person by whom, notice, order etc is given or made: Land subject thereto: Nature of requirements contained in notice, order etc: Time for carrying out requirements: Amount payable (if any):
Confirmed –General section: 	
Planning, Development and Infrastructure Act 2016	
section 141 – Order to remove or perform work NOT APPLICABLE	Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any):
section 142 – Notice to complete development NOT APPLICABLE	Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
section 155 – Emergency order NOT APPLICABLE	Date of order: Name of authorised officer who made order: Name of authority that appointed the authorised officer: Nature of order: Amount payable (if any):
section 157 – Fire safety notice NOT APPLICABLE	Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):

PRESCRIBED INFORMATION

section 198(1) – Requirement to vest land in a council or the Crown to be held as open space NOT APPLICABLE	Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any):
section 198(2) – Agreement to vest land in a council or the Crown to be held as open space NOT APPLICABLE	Date of agreement: Names of parties: Terms of agreement: Contribution payable (if any):
Part 16 Division 1 – Proceedings NOT APPLICABLE	Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any):
section 213 – Enforcement notice NOT APPLICABLE	Date notice given: Name of designated authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any):
<i>Public and Environmental Health Act 1987 (repealed)</i>	
Part 3—Notice NOT APPLICABLE	Date of notice: Name of council or other authority giving notice: Requirements of notice:
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) Part 2—Condition (that continues to apply) of an approval</i> NOT APPLICABLE	Date of approval: Name of relevant authority that granted the approval: Condition(s) of approval:
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)</i> NOT APPLICABLE	Date of order: Name of authority giving order: Requirements of order:
Confirmed – Environmental health section: 	

PRESCRIBED INFORMATION

South Australian Public Health Act 2011	
section 66—Direction or requirement to avert spread of disease NOT APPLICABLE	Date of direction or requirement: Name of Authority giving or making requirement: Nature of direction or requirement:
section 92-Notice NOT APPLICABLE	Date of notice: Name of Council or other relevant authority giving notice: Requirements of notice
South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval NOT APPLICABLE	Date of approval: Name of person or body that granted the approval: Condition (s) of approval:
Confirmed – Health section: 	
Water Industry Act 2012	
notice or order under the Act requiring payment of charges or other amounts or making other requirement NOT APPLICABLE	Date of notice or order: Name of person or body who served notice or order: Amount payable (if any) as specified in the notice or order: Nature of other requirement made (if any) as specified in the notice or order:
Confirmed –Water section: 	

PREScribed INFORMATION

Particulars of Building Indemnity Insurance

Note—Building indemnity insurance is not required for—

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

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

Building Indemnity Insurance is required.. No (refer above note):

- 1 Name(s) of person(s) insured:.....
- 2 Name of insurer:.....
- 3 Limitations on the liability of the insurer:.....
- 4 Name of builder:.....
- 5 Builder's licence number:.....
- 6 Date of issue of insurance:.....
- 7 Description of insured building work:.....
.....
.....

Exemption from holding insurance:

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

* No

If **YES**, give details:

- (a) Date of the exemption:.....
- (b) Name of builder granted the exemption:.....
- (c) Licence number of builder granted the exemption:.....
- (d) Details of building work to which the exemption applies:
.....
.....
- (e) Details of conditions (if any) to which the exemption is subject:
.....
.....

Certified Development Section.....



Date..... 14/11/2023

Particulars relating to Environment Protection

Further information held by councils

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

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

* NO

Note—

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

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

It should be noted that—

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

ADDITIONAL INFORMATION

ONSITE SEWAGE MANAGEMENT SYSTEMS

Please note the following advice if the property you seek has an onsite sewage management system (OSMS).

These systems are generally either:

1. Septic tank & absorption trench (subsurface disposal of water)
2. Aerobic system and irrigation field (surface disposal of water)

While there are no encumbrances under the South Australian Public Health Act 2011, ensure that the operation of the OSMS is properly assessed, as a significant number of these systems (especially septic tank type) yield problems.

These problems do not always come to the attention of the Council unless a specific complaint or comment has been made.

Confirmed Environmental Health Section  Date 15/11/2023

Data Extract for Section 7 search purposes

Valuation ID 9348790008

Data Extract Date: 14/11/2023

Parcel ID: C21051 F32

Certificate Title: CT5861/179

Property Address: 7 HORROCKS ST PORT LINCOLN SA 5606

Zones

Suburban Neighbourhood (SN)

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.

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

Not Applicable

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

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

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

Associated Development Authorisation Information

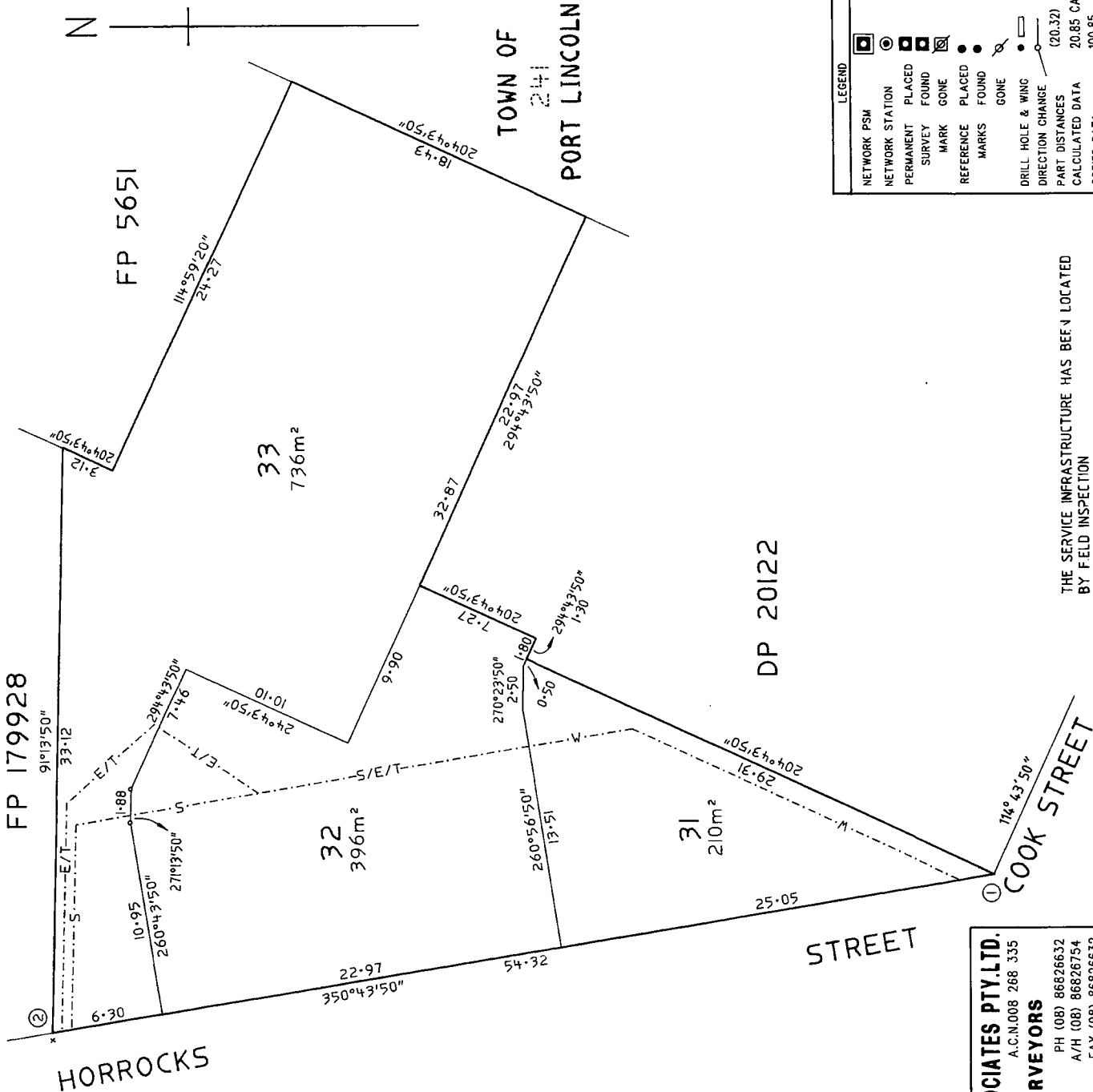
A Development Application cannot be enacted unless the Development Authorisation for Development Approval has been granted.

No

Land Management Agreement (LMA)

No

LOCATION, COMMON PROPERTY & SERVICE INFRASTRUCTURE PLAN



FP 179928

FP 5651

TOWN OF
241
PORT LINCOLN

DP 20122

COOK STREET

HORROCKS

10/10/01

COMMUNITY PLAN NUMBER

CP 21051

PLAN TYPE PRIMARY

THIS IS SHEET 1 OF 2 SHEETS

DEPOSITED

30/11/2001

PRO REGISTRAR-GENERAL

PLAN APPROVED

P.M.S. APPROVED

CLOSURE

CHECKED

ALW

JLM

10/10/01

TITLE REFERENCE

CT 5103/480

LAND DESCRIPTION

ALLOTMENT 6 IN DP 20122

TOWN OF PORT LINCOLN

IRRIGATION AREA

HUNDRED LINCOLN

AREA PORT LINCOLN

COUNCIL CITY OF PORT LINCOLN

MAP REF. LINCOLN SPECIAL SHEET 8

O.B. FPX 42820

TOTAL AREA 1343m²

DEV NO. 931/C001/01

SCALE

0 2.5 5 10 15 20

METRES

ANNOTATIONS

COMMON PROPERTY EXISTS BELOW A LEVEL OF 6.00m AHD

LOTS 31, 32 AND 33 EXIST ABOVE A LEVEL OF 6.00

METRES AHD (APPROX 12 METRES BELOW GROUND

LEVEL)

SERVICE INFRASTRUCTURE

SHOWN THUS -----

S = SEWERAGE

T = TELSTRA

E = ELECTRICITY

W = WATER

ALL DISTANCES ARE GROUND DISTANCES

COMBINED SCALE FACTOR

BEARING DATUM

DERIVED FROM

FPX 42820 (ADOPTED)

ZONE

DISTANCE

CERTIFICATE OF LICENSED SURVEYOR

I PHILLIP ALAN DANSIE

a licensed surveyor under the Survey Act 1992, certify that this

community plan has been correctly prepared in accordance with the

Community Titles Act 1996 to a scale prescribed by regulation,

Dated the 16th day of JULY 2001

Licensed Surveyor

LEGEND

NETWORK PSM

NETWORK STATION

PERMANENT PLACED

SURVEY FOUND

MARK GONE

REFERENCE PLACED

MARKS FOUND

GONE

DRILL HOLE & WING

DIRECTION CHANGE

PART DISTANCES

CALCULATED DATA

COPIED DATA

(20.32)

20.85 CALC

100.85

THE SERVICE INFRASTRUCTURE HAS BEEN LOCATED
BY FIELD INSPECTION

P.A.DANSIE & ASSOCIATES PTY.LTD.

A.C.N.008 268 335

LICENSED SURVEYORS

3 ANGAS STREET

PH (08) 86826632

A/H (08) 86826754

PORT LINCOLN SA 5606

FAX (08) 86826632

REFERENCE-00319

LOT ENTITLEMENT SHEET

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
31	3000	
32	3330	
33	3670	
AGGREGATE	10000	

COMMUNITY PLAN NUMBER

CP 21051

THIS IS SHEET 2 OF 2 SHEETS

APPROVED DEPOSITED

30/11/2001

Moore

PRO REGISTRAR-GENERAL

APPLICATION 9187959

CERTIFICATE OF LAND VALUER

I, Paul Anthony Szumski, 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 25th day of September 2001.

Signature of Land Valuer

Application/Statement

Strata Titles Act 1988 (Section 41)
Community Titles Act 1996 (Sections 11, 44, 51, 139)

From: The Form 1 Company
Level 8, 420 King William Street
Adelaide SA 5000

Phone 08 7221 4908

Fax

(insufficient details will cause delays).

To: The Secretary/Body Corporate Manager: Jill Singh - Numerical Realestate

Address of Secretary/Manager: 98 Tasman Terrace, Port Lincoln, SA 5606 - PO BOX 727, Port Lincoln, SA 5606

Strata/ Community Corporation No. 21051

Incorporated

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

*Unit/Lot No 32 in the above Corporation which is situated at:

Street: 7 Horrocks Street

Suburb: Port Lincoln

State: SA

Postcode: 5606

and owned by Georgia Kelsh Baldock

(must be filled in for cross checking to ensure correct unit/lot)

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

PART 1 FINANCIAL DETAILS

- 1.1 Unit/Lot Entitlement 3,330 Total of all Unit/Lot Entitlements 10,000
- 1.2 (a) Maintenance Contributions
Amount Payable \$ 155.00 per quarter paid to 31 / 05 / 2023

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

(1) Owners water usage from 28/4/23 to 22/6/23 - \$16.25 due 31/08/23

(2) Owners water usage from 21/6/23 to 19/9/23 - \$23.40 due 30/11/23

Contributions \$ Levies \$ 346.59 Interest \$ 5.01

As at 15 / 11 / 2023

Total Arrears \$ 351.06

N.B. Interest accrues daily at 10

% per annum

Please adjust any credits to owners meter not Corporation

1.3 Liabilities of the Corporation

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

(1)

\$

(2)

\$

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

(1) Owners pay for any repairs & maintenance at their property.

\$

(2)

\$

1.4 Assets of the Corporation

Name of Fund: COMMUNITY CORPORATION NO 21051 INC.

Where held: Westpac - Port Lincoln

(a) Sum standing to credit of fund \$ 1,529.50 admin

(b) Amount budgeted for known expenses \$ 2,171.90 see attached

(see budget)

(c) Amount in Sinking Fund \$ 771.39

Purpose Common property issues

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

Application/Statement

Strata Titles Act 1988 (Section 41)

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

PART 2 INSURANCE DETAILS

Insurer:

CHU Underwriting Agencies Pty Ltd - *Each owner insures their building

Property Cover \$ 50,000 common*

Expiry Date 01 / 04 / 2024

Policy No ST502214

Public Liability \$ 20,000,000

Expiry Date 01 / 04 / 2024

Policy No ST502214

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

(1) Voluntary Workers

\$ 200,000 / \$2,000

Expiry Date 01 / 04 / 2024

Policy No ST502214

(2) Fidelity Guarantee

\$ 100,000

Expiry Date 01 / 04 / 2024

Policy No ST502214

(3) Gov Audit Costs & Legal Expenses

\$ 175,000

Expiry Date 01 / 04 / 2024

Policy No ST502214

PART 3 Please supply a copy of each of the following: (Applicant to delete if not required)

3.1 (a) Minutes of general meetings of the Corporation for the last two (2) years.

~~(b) Minutes of management committee meetings of the Corporation for the last two (2) years.~~

~~(c) Details of any "special resolution" or "unanimous resolution" affecting the unit/lot or common property passed during the last five (5) years (including those contained in (a) above).~~

~~Refer relevant minutes or summary sheet attached~~

3.2 Statement of Accounts of the Corporation last prepared.

3.3 ~~The Articles (for Strata) / The By-Laws (for Community Scheme)~~

~~3.4 Certificate of Currency of Insurance~~

3.5 Insurance Policy(ies) currently in force by the Corporation.

~~3.6 The Development Contract (Section 54) and Particulars of the owners obligations (Community Title)~~

~~3.7 The Scheme Description (Section 11) (Community Title)~~

PART 4 Please complete the following:

The Corporation's records are available for inspection at 98 Tasman Terrace, Port Lincoln, SA 5606

on any working day between the hours of 9 am and 5 pm. Contact phone 08 8682 1655

(A fee of \$8.00 will be charged)

PART 5 Fees Payable (which must accompany this application - delete any item that does not apply)

5.1

*(a) For supplying Part 1

\$40.00

*(b) For completing and supplying items 3.1 to 3.4 inclusive

\$40.00

*(c) For supplying item 3.5

\$16.00

~~*(d) For supplying item 3.6 (Community Title only)~~

~~\$25.00~~

~~*(e) For supplying item 3.7 (Community Title only)~~

~~\$25.00~~

Total fees payable on this application : \$ 66.00

(plus GST if body corporate or manager collect GST)

5.2 Date of Application: / / 20

Signed for/on behalf of the Applicant

Date of Statement: 15 / 11 / 2023

Signed for/on behalf of the Corporation

Applicant - Please Note:-

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



NUMERICAL
REALESTATE

Approved Budget to apply from 01/05/2023

Numerical Holdings Pty Ltd
Trading as Numerical Real Estate
ABN: 65 644 159 928
98 Tasman Terrace (PO Box 727)
Port Lincoln SA 5606
Phone: (08) 8682 1655
Email: jill@numericalrealestate.com

The Owners-Community Corporation No 21051 5 Horrocks Street, Port Lincoln SA 5606

Minutes 23

Administrative Fund

Approved
budget

Revenue

Levies Due--Admin	1,800.00
Total revenue	1,800.00

Less expenses

Admin--Additional Professional Fee	120.00
Admin--Management Fees--Standard	1,410.00
Insurance--Premiums	680.00
Total expenses	2,210.00

Surplus/Deficit

Opening balance	1,641.14
-----------------	----------

Closing balance

\$1,231.14

Total units of entitlement	10000
Levy contribution per unit entitlement	\$0.18

Admin Fund \$600 -

Sinking Fund \$ 60. -

\$ 660.00

per lot

per annum.

Sinking Fund**Approved
budget****Revenue**

Levies Due--Sinking 60.00

Total revenue 60.00**Surplus/Deficit**

60.00

Opening balance 756.15

Closing balance

\$816.15

Total units of entitlement 10000

Levy contribution per unit entitlement \$0.01

)



NUMERICAL
REALESTATE

Numerical Holdings Pty Ltd
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98 Tasman Terrace (PO Box 727)
Port Lincoln SA 5606
Phone: (08) 8682 1655
Email: jill@numericalrealestate.com

ANNUAL REPORTS

for the financial year to 30/04/2023

Community Titles Act 1996 21051

5 Horrocks Street, Port Lincoln SA 5606

Manager: Jill Singh

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Detailed Revenue	3
Detailed Expenses	6
Insurance	7



NUMERICAL
REALESTATE

Income & Expenditure Statement for the financial year to 30/04/2023

Numerical Holdings Pty Ltd
Trading as Numerical Realestate
ABN: 65 644 159 928
98 Tasman Terrace (PO Box 727)
Port Lincoln SA 5606
Phone: (08) 8682 1655
Email: jill@numericalrealestate.com

The Owners-Community Corporation No 21051 5 Horrocks Street, Port Lincoln SA 5606

Administrative Fund

	Current period 01/05/2022-30/04/2023	Previous year 01/05/2021-30/04/2022
Revenue		
Interest on Arrears--Admin	5.83	45.20
Levies Due--Admin	1,800.00	1,800.00
Recovery--Owner Water Usage	274.45	528.20
Total revenue	2,080.28	2,373.40
Less expenses		
Admin--Additional Professional Fee	120.00	90.00
Admin--Management Fees--Standard	1,410.00	1,405.00
Insurance--Premiums	641.90	610.48
Total expenses	2,171.90	2,105.48
Surplus/Deficit	(91.62)	267.92
Opening balance	1,732.76	1,464.84
Closing balance	\$1,641.14	\$1,732.76

Sinking Fund

	Current period 01/05/2022-30/04/2023	Previous year 01/05/2021-30/04/2022
Revenue		
Interest on Arrears--Sinking	0.20	1.58
Levies Due--Sinking	60.00	60.00
<i>Total revenue</i>	<u>60.20</u>	<u>61.58</u>
Less expenses		
<i>Total expenses</i>	<u>0.00</u>	<u>0.00</u>
Surplus/Deficit	<u>60.20</u>	<u>61.58</u>
Opening balance	695.95	634.37
Closing balance	<u><u>\$756.15</u></u>	<u><u>\$695.95</u></u>

Detailed Revenue for the financial year from 01/05/2022 to 30/04/2023

**The Owners-Community Corporation No
21051**

5 Horrocks Street, Port Lincoln SA 5606

Date	Details	Group	Amount	Type	Ref.No.
Administrative Fund					
Interest on Arrears--Admin 142500					
19/10/2022	Interest on arrears: Levies paid from 1/3/22 to d	General	0.34	Rct	195
19/10/2022	Interest on arrears: Levies paid from 1/3/22 to d	General	4.07	Rct	195
19/10/2022	Interest on arrears: Levies paid from 1/3/22 to d	General	0.29	Rct	195
07/03/2023	Interest on arrears: Levy payment for 31/2/2023	General	1.13	Rct	202
			\$5.83		
Levies Due--Admin 143000					
01/06/2022	Lot 31: Quarterly Admin/Sinking Levy 1/6/22 - 31/8	General	150.00		
01/06/2022	Lot 32: Quarterly Admin/Sinking Levy 1/6/22 - 31/8	General	150.00		
01/06/2022	Lot 33: Quarterly Admin/Sinking Levy 1/6/22 - 31/8	General	150.00		
01/09/2022	Lot 31: Quarterly Admin/Sinking Levy 1/9/22 - 30/1	General	150.00		
01/09/2022	Lot 32: Quarterly Admin/Sinking Levy 1/9/22 - 30/1	General	150.00		
01/09/2022	Lot 33: Quarterly Admin/Sinking Levy 1/9/22 - 30/1	General	150.00		
01/12/2022	Lot 31: Quarterly Admin/Sinking Levy 1/12/22 - 28/	General	150.00		
01/12/2022	Lot 32: Quarterly Admin/Sinking Levy 1/12/22 - 28/	General	150.00		
01/12/2022	Lot 33: Quarterly Admin/Sinking Levy 1/12/22 - 28/	General	150.00		
01/03/2023	Lot 31: Quarterly Admin/Sinking Levy 1/3/23 - 31/5	General	150.00		
01/03/2023	Lot 32: Quarterly Admin/Sinking Levy 1/3/23 - 31/5	General	150.00		
01/03/2023	Lot 33: Quarterly Admin/Sinking Levy 1/3/23 - 31/5	General	150.00		
			\$1,800.00		

Recovery--Owner Water Usage 145010

**The Owners-Community Corporation No
21051**

5 Horrocks Street, Port Lincoln SA 5606

Date	Details	Group	Amount	Type	Ref.No.
Administrative Fund					
31/05/2022	Lot 32: Water usage 11 kls used from 14/12/21 to 1	General	21.65	Owner Inv.	
31/05/2022	Lot 33: Water usage 10 kls used from 14/12/21 to 1	General	19.70	Owner Inv.	
31/05/2022	Lot 31: Water usage 45 kls used 14/12/21 - 10/3/22	General	88.50	Owner Inv.	
31/10/2022	Lot 31: Owners water usage used 7 kls from 10/3/22	General	13.80	Owner Inv.	
31/10/2022	Lot 32: Owners water usage used 14 kls from 10/3/	General	27.65	Owner Inv.	
31/10/2022	Lot 33: Owners water usage used 8 kls from 10/3/2	General	15.75	Owner Inv.	
30/11/2022	Lot 31: Water usage 22 kls used from 27/6/22 to 7/	General	43.25	Owner Inv.	
30/11/2022	Lot 32: Water usage 10 kls used from 27/6/22 to 7	General	19.70	Owner Inv.	
28/02/2023	Lot 31: SA Water usage 4kls used from 7/9/22 to 12	General	8.15	Owner Inv.	
28/02/2023	Lot 32: SA Water usage 6kls used from 7/9/22 to 12	General	12.20	Owner Inv.	
28/02/2023	Lot 33: SA Water usage 2kls used from 7/9/22 to 12	General	4.10	Owner Inv.	
			\$274.45		
Total revenue			\$2,080.28		

**The Owners-Community Corporation No
21051**

5 Horrocks Street, Port Lincoln SA 5606

Date	Details	Group	Amount	Type	Ref.No.
Sinking Fund					
Interest on Arrears--Sinking 242500					
19/10/2022	Interest on arrears: Levies paid from 1/3/22 to d	General	0.01	Rct	195
19/10/2022	Interest on arrears: Levies paid from 1/3/22 to d	General	0.14	Rct	195
19/10/2022	Interest on arrears: Levies paid from 1/3/22 to d	General	0.01	Rct	195
07/03/2023	Interest on arrears: Levy payment for 31/2/2021	General	0.04	Rct	202
			\$0.20		
Levies Due--Sinking 243000					
01/06/2022	Lot 31: Quarterly Admin/Sinking Levy 1/6/22 - 31/8	General	5.00		
01/06/2022	Lot 32: Quarterly Admin/Sinking Levy 1/6/22 - 31/8	General	5.00		
01/06/2022	Lot 33: Quarterly Admin/Sinking Levy 1/6/22 - 31/8	General	5.00		
01/09/2022	Lot 31: Quarterly Admin/Sinking Levy 1/9/22 - 30/1	General	5.00		
01/09/2022	Lot 32: Quarterly Admin/Sinking Levy 1/9/22 - 30/1	General	5.00		
01/09/2022	Lot 33: Quarterly Admin/Sinking Levy 1/9/22 - 30/1	General	5.00		
01/12/2022	Lot 31: Quarterly Admin/Sinking Levy 1/12/22 - 28/	General	5.00		
01/12/2022	Lot 32: Quarterly Admin/Sinking Levy 1/12/22 - 28/	General	5.00		
01/12/2022	Lot 33: Quarterly Admin/Sinking Levy 1/12/22 - 28/	General	5.00		
01/03/2023	Lot 31: Quarterly Admin/Sinking Levy 1/3/23 - 31/5	General	5.00		
01/03/2023	Lot 32: Quarterly Admin/Sinking Levy 1/3/23 - 31/5	General	5.00		
01/03/2023	Lot 33: Quarterly Admin/Sinking Levy 1/3/23 - 31/5	General	5.00		
			\$60.00		
Total revenue			\$60.20		



Detailed Expenses for the financial year from 01/05/2022 to 30/04/2023

The Owners-Community Corporation No 21051 5 Horrocks Street, Port Lincoln SA 5606

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
------	---------	-------	--------	--------	------	---------	-------------

General

Administrative Fund

Admin--Additional Professional Fee 153100

07/07/2022	Additional Professional Fee--Meter Reading June 20	Jim Wright Real Estate Pty	30.00	Paid	Chq		200177
11/11/2022	Additional Professional Fee--Meter Reading October	Jim Wright Real Estate Pty	30.00	Paid	Chq		200181
11/01/2023	Additional Professional Fee--Meter Reading Decembe	Jim Wright Real Estate Pty	30.00	Paid	Chq		200183
05/04/2023	Additional Professional Fee--Meter Reading March 2	Jim Wright Real Estate Pty	30.00	Paid	DE		000002
			\$120.00				

Admin--Management Fees--Standard 154000

11/05/2022	Monthly Management Fee April 2022	Jim Wright Real Estate Pty	117.50	Paid	Chq		200175
23/06/2022	Monthly Management Fee May 2022	Jim Wright Real Estate Pty	117.50	Paid	Chq		200176
07/07/2022	Monthly Management Fee June 2022	Jim Wright Real Estate Pty	117.50	Paid	Chq		200177
17/08/2022	Monthly Management Fee July 2022	Jim Wright Real Estate Pty	117.50	Paid	Chq		200178
02/09/2022	Monthly Management Fee August 2022	Jim Wright Real Estate Pty	117.50	Paid	Chq		200179
05/10/2022	Monthly Management Fee September 2022	Jim Wright Real Estate Pty	117.50	Paid	Chq		200180
11/11/2022	Monthly Management Fee October 2022	Jim Wright Real Estate Pty	117.50	Paid	Chq		200181
07/12/2022	Monthly Management Fee November 2022	Jim Wright Real Estate Pty	117.50	Paid	Chq		200182
11/01/2023	Monthly Management Fee December 2022	Jim Wright Real Estate Pty	117.50	Paid	Chq		200183
08/02/2023	Monthly Management Fee January 2023	Jim Wright Real Estate Pty	117.50	Paid	Chq		200184
06/03/2023	Monthly Management Fee February 2023	Jim Wright Real Estate Pty	117.50	Paid	DE		000001
05/04/2023	Monthly Management Fee March 2023	Jim Wright Real Estate Pty	117.50	Paid	DE		000002
			\$1,410.00				

Insurance--Premiums 159100

31/03/2023	Common property & Liability 23/24		641.91	Cancel	Inv	I299452	
06/04/2023	Cancelled: Common property & Liability 23/24		(641.91)	Cancel	Inv	I299452	
06/04/2023	Gallagher Insurance 1/4/23 - 1/4/24	Direct charge	641.90	Paid	Oth		1
			\$641.90				

Total expenses \$2,171.90

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.



NUMERICAL
REALESTATE

Insurance
as at 30/04/2023

Numerical Holdings Pty Ltd
Trading as Numerical Realestate
ABN: 65 644 159 928
98 Tasman Terrace (PO Box 727)
Port Lincoln SA 5606
Phone: (08) 8682 1655
Email: jill@numericalrealestate.com

Community Titles Act 1996 21051

5 Horrocks Street, Port Lincoln SA 5606

Policy No.	ST502214	CHU Underwriting Agencies Pty Ltd
Type:	Common Property	Broker: Gallagher 10 Washington Street, Port Lincoln SA 5606
Premium:	\$641.90	Paid on: 06/04/2023 Policy start date: 01/04/2023 Next due: 01/04/2024
Cover		<i>Sum insured</i> <i>Excess</i>
Common Property		\$50,000.00 \$300.00
Public Liability		\$20,000,000.00 \$300.00
Fidelity Guarantee		\$100,000.00 \$300.00
Govt. Audit & Legal Expenses		\$175,000.00 \$300.00

ANNUAL GENERAL MEETING
COMMUNITY CORPORATION NO. 21051 INC.

5-9 Horrocks Street, Port Lincoln

MINUTES of AGM held on Tuesday 30th May 2023
at Numerical Real Estate office 98 Tasman Terrace Port Lincoln

Meeting Welcome & Opened

at 5.22 pm.

Present:

Lot 31- 9 Horrocks Street

Gaye Scholz

Lot 32- 7 Horrocks Street

Georgia Baldock

Lot 33- 5 Horrocks Street

Travis & Emma Anderson

Visitors:

Shylie Williams – Administrator - Corporation manager to assist by conducting the meeting for the owners.

Jill Singh - (Minutes)

Apologises:

Declaration of voting Rights/Quorum:

Shylie Williams declared that a Quorum existed 50% + 1, there being 3 represented from 3 Lots
1 Vote per Lot, all owner's declared financial - levies paid.

Proxy votes held:

Nil

AGM Minutes held 24/5/22

AGM minutes held on Tuesday 24th May 2022 which has previously been circulated to owners require confirmation that they are a true and correct record of that meeting.

Resolution 1 **Moved Gaye Scholz/Seconded Emma Anderson/CARRIED**

Business arising from the minutes:

Discuss in general business

Annual Reports – Income & Expenditure Statement for the financial year 30/4/23

Shylie discussed the financial statement as circularised to owners before the AGM showing a credit balance - Admin \$1,641.14/Sinking \$756.15 Cr as at 30/04/23.

Resolved that the financial statement of accounts be accepted as a true and correct record as presented.

Resolution 2 **Moved Georgia Baldock/Seconded Travis Anderson /CARRIED**

General Business

Appointment Secretary/Treasurer/Public Officer 23/24

Gaye Scholz to continue in the position as public officer for the corporation for the next year 23/24, signing any legal documents and minutes 2022.

2.

Agent Management & Fees – Agreement dated to 17/5/24.

Numerical Realestate Community Corporation managers, agreement dated to 17/5/24. Body Corporate Management Agreement signed by Public Officer (Gaye Scholz) with terms and conditions as managing agent.

Agent management fees \$470.00 Inc GST P/Lot Total (\$1,410.00 p/a) No increase.

Administration Management \$120.00 Inc GST, likely expenses to fall into this category are: Reading main and private water meters quarterly. Fees drawn monthly (\$117.50 p/m)

Resolution 3

Moved Gaye Scholz /Seconded Georgia Baldock/CARRIED

Insurance Common property & Public Liability only 23/24

Insurance common property and Public Liability only renewal was due 01/04/23.

Insurer - CHU Agencies Pty Ltd, Broker – Gallagher's Insurance Port Lincoln.

Policy details below:

CHU Underwriting Agencies Pty Ltd

Common property \$50,000

Public Liability \$20,000,000

Excess \$300.00

Premium \$641.90 last year \$610.48 – increase by \$31.42 - Premium paid - 06/04/23.

Resolution 4

Moved Emma Anderson/Seconded Gaye Scholz/CARRIED

Proposed Budget & Levies due 23/24

Shylie presented the proposed Budget for the next year 23/24 to apply from 1/5/23.

Revenue	\$ 1,800.00		Expenses	
Levies payments (\$600.00 p/a)			Agent Fees	\$ 1,410.00
			Additional Fees	\$ 120.00
			Insurance	\$ 680.00
			Total	\$ 2,210.00
Expenses	\$ 2,210.00			
Deficit	\$ 410.00			
Opening Balance	\$ 1,641.14			
Closing Balance	\$ 1,231.14	Cr		
<u>Sinking Fund</u>				
Revenue	\$ 60.00		Expenses	
Levies payments (\$20.00 p/a)				
Expenses	\$ -			
Surplus	\$ 60.00			
Opening Balance	\$ 756.15			
Closing Balance	\$ 816.15	Cr		

Owners accepted the proposed budget as presented, levies \$620.00 p/a (Admin \$600.00/Sinking \$20.00 per lot)

Each owner pays for any maintenance or repairs to their own property.

Resolution 5

Moved Travis Anderson/Seconded Georgia Baldock/CARRIED

AGM to be held in May 2024, date to be advised by Agent.

Meeting closed by Shylie Williams at 5.35 pm.

Public Officer signed: _____ (Gaye Scholz) Date: _____

ANNUAL GENERAL MEETING
COMMUNITY CORPORATION NO. 21051 INC.

5-9 Horrocks Street, Port Lincoln

MINUTES of AGM held on Tuesday 24th May 2022
at Port Lincoln Real Estate office 98 Tasman Terrace Port Lincoln

Meeting Welcome & Opened

at 5.28 pm

Present:

Lot 31- 9 Horrocks Street
Lot 32- 7 Horrocks Street
Lot 33- 5 Horrocks Street

Gaye Scholz
No Attendance
Travis & Emma Anderson

Visitors:

Shylie Williams – Administrator - Corporation manager to assist by conducting the meeting for the owners.
Jill Singh - (Minutes)

Apologises:

Georgia Baldock

Declaration of voting Rights/Quorum:

Shylie Williams declared that a Quorum existed 50% + 1, there being 2 represented from 3 Lots
1: Vote per Lot, all owner's financial - levies paid.

Proxy votes held:

Nil

AGM Minutes held 25/5/21

AGM minutes held on Tuesday 25th May 2021 which has previously been circulated to owners require confirmation that they are a true and correct record of that meeting.

Resolution 1 Moved Travis Anderson /**Seconded** Gaye Scholz/**CARRIED**

Business arising from the minutes:

Discuss in general business

Annual Reports – Income & Expenditure Statement for the financial year 30/4/22

Shylie discussed the financial statement as circularised to owners before the AGM Admin \$1,732.76/Sinking \$695.95
Cr as at 30/04/22

Resolved that the financial statement of accounts be accepted as a true and correct record as presented

Resolution 2 Moved Gaye Scholz/**Seconded** Emma Anderson /**CARRIED**

General Business

Appointment Secretary/Treasurer/Public Officer 22/23

Gaye Scholz is happy to continue in the position as Secretary/Treasurer/Public officer for the corporation for the next year 22/23 signing minutes 2021 and Agent management Agreement dated 17/5/22 – 16/5/24

2.

Agent Management & Fees 22/24

Agent management fees \$470.00 Inc GST P/Lot Total (\$1,410.00 p/a)

Administration Management \$120.00 Inc GST, likely expenses to fall into this category are the following:

Reading main and private water meters quarterly.

The Body Corporate Management Agreement to be signed by the Public Officer (Gaye Scholz) with terms and conditions for Port Lincoln Real Estate as managing agent. Fees drawn monthly basis (\$117.50 p/m)

Owners appointed Jim Wright Pty Ltd trading as Port Lincoln Real Estate Community Corporation managers for the next two years 22/24 – Management agreement dated from 17/5/22 to 16/5/24

Resolution 3 Moved Gaye Scholz /**Seconded** Travis Anderson/**CARRIED**

Insurance 22/23 - Common property & Public Liability

Common property and Public Liability Insurance renewal due date 1/4/22

Insurer - CHU Agencies Pty Ltd - Broker – Gallagher's Insurance Port Lincoln. The policy increased \$1.62 from previous year, Policy details below:

CHU Underwriting Agencies Pty Ltd

Common property \$50,000

Public Liability \$20,000,000

Excess \$300.00

Premium \$610.48/Premium paid - 11/04/22

Resolution 4 Moved Travis Anderson/**Seconded** Gaye Scholz/**CARRIED**

Proposed Budget & Levies due 22/23

Shylie presented the proposed Budget for the next year 22/23 to apply from 1/5/22

Revenue	\$ 1,800.00		Expenses	
Levies payments (\$600.00 p/a)			Agent Fees	\$1,410.00
			Additional Fees	\$ 120.00
			Insurance	\$ 610.48
			Total	\$2,140.48
Expenses	\$ 2,140.48			
Deficit	-\$ 340.48			
Opening Balance	\$ 1,732.76			
Closing Balance	\$ 1,392.28	Cr		
Sinking Fund				
Revenue	\$ 60.00		Expenses	
Levies payments (\$20.00 p/a)				
Expenses	\$ -			
Surplus	\$ 60.00			
Opening Balance	\$ 695.95			
Closing Balance	\$ 755.95	Cr		

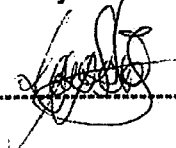
Shylie discussed the budget for the next year, owners accept as presented for 22/23 - \$620.00 P/Lot (Admin \$600.00/Sinking \$20.00) Each owner pays for any maintenance or repairs to their own property.

Resolution 5 Moved Emma Anderson/**Seconded** Gaye Scholz/**CARRIED**

Main water meter

The main meter is not working reading the same, owners are still paying into the Corporation for water usage reading on private meters.

AGM to be held after 15th May 2023 - 5.15 pm - Meeting closed by Shylie Williams at 5.41 pm

Public Officer signed:  Date: 30/5/2023



TAX INVOICE (Renewal)

PAID
6.4.23

\$641.90
BPAY

Arthur J. Gallagher & Co (Aus) Limited
ABN 34 005 543 920
AFSL 238312
10 Washington Street,
Port Lincoln SA 5606
T: 08 8682 1088
F: 08 8683 0422
E: portlincoln@ajg.com.au
W: ajg.com.au

Community Corporation No 21051 Inc
C/- Port Lincoln Real Estate
PO BOX 727
PORT LINCOLN SA 5606

Insured: COMMUNITY CORPORATION NO 21051 INC

Insured With: CHU Underwriting Agencies Pty Ltd 208 Greenhill Road
EASTWOOD SA 5063

Policy Number: ST502214 Expiring: 01/04/24

Insurance Class: Strata Plan

Period of Cover: 01/04/23 to 01/04/24 At 4pm Local Time

Covering: Renewal of Strata Plan Policy
- 5 HORROCKS STREET PORT LINCOLN SA 5606

Premium	377.08
Fire Levy	0.00
U/W GST	46.70
Stamp Duty	45.62
Policy Fee	90.00
Brokers Fee	75.00
Br Fee GST	7.50

Total 641.90

This becomes a tax invoice upon proof of payment.

Client Reference

COMM005-L

Invoice Number

I299452

Date

28/03/23

Account Executive

Adam Hughes
E: Adam.Hughes@ajg.com.au
T:

TOTAL DUE

\$641.90

Payment due by

11/04/23

Important Notice:

Should you require information regarding our important relationships, privacy and how we earn our remuneration, please visit the Gallagher website: ajg.com.au
See important insurance notices overleaf and documents enclosed.

Remittance Advice

Our postal address:
Invoice: I299452
Policy No: ST502214

PO Box 2062 Port Lincoln SA 5606
Client: Community Corporation No 21051 Inc
Client Ref: COMM005-L

Our Ref: 10040053L/0227
Account Executive: Adam Hughes
Amount Due: \$641.90

PAYMENT OPTIONS



By BPAY®
Contact your financial institution to arrange payment from your account

Billers Code: 43984
Ref: 10002994529



Electronic Funds Transfer
Direct Deposit BSB - 033819
Account No - 227198319
Use for Online payments only



Pay by Credit Card
By Phone: Please call 1800 226 012
By Web: Go to www.ajg.com.au/client-portal
A surcharge will apply of:
0.76% for Visa and Mastercard, or
1.87% for American Express, incl. GST.



Instalment (Premium Finance)
Contact your Account Executive if you would like to use this facility

SCHEDULE OF COVER

Strata Plan

OUR REFERENCE 10040053L

POLICY PERIOD 01/04/23 to 01/04/24 At 4pm Local Time

The Insured

COMMUNITY CORPORATION NO 21051 INC

Situation

5 HORROCKS STREET PORT LINCOLN SA 5606

Policies Selected

Policy 1 - Community Property

Community property:	\$50,000
Community income:	\$7,500
Common area contents:	\$0

Policy 2 - Liability to Others

Sum Insured:	\$20,000,000
--------------	--------------

Policy 3 - Voluntary Workers

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

Policy 4 - Workers Compensation

Not Available

Policy 5 - Fidelity Guarantee

Sum Insured:	\$100,000
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Policy 6 - Office Bearers Legal Liability

Not Selected

Policy 7 - Machinery Breakdown

Not Selected

Policy 8 - Catastrophe Insurance

Not Selected

Policy 9 - Government Audit Costs and Legal Expenses

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

Flood Cover is included

Flood Cover Endorsement

Flood cover is included.

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

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

hereby removed.

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

Excesses

Policy 1 - Community Property

Standard: \$300

Other excesses payable are shown in the Policy Wording.

Excesses - explanatory notes

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

Water Damage Excess

The following Excess will apply to Policy 1 0 Insured Property for loss or damage caused by:

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

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

Unoccupancy Excess

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

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

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

POLICY WORDING

CHU Community Association Insurance Plan QM563 - 0122

INSURER

Policy No.

Proportion %

CHU Underwriting Agencies Pty Ltd
208 Greenhill Road EASTWOOD SA 5063

ST502214

100.0000

As Agent For :

QBE Insurance Australia Ltd

100.0000 %

SPECIAL NOTE

This memorandum is prepared as a summary of the insurance policy. It is not a complete description of all the policy's terms, conditions and exclusions.

In determining a claim, or questions with regard thereto, the provisions of the policy will prevail.

Important Notices

Duty not to misrepresent

There are specific duties that apply to you when you enter into, vary or extend a consumer insurance contract which is obtained wholly or predominantly for your personal, domestic or household purposes eg domestic car, house, travel or accident & illness insurance.

You have a duty to take reasonable care not to make a misrepresentation to the insurer when answering questions that the insurer will ask you and providing the insurer with information. Before you enter into, vary or extend a consumer insurance contract, the insurer will ask you questions that are relevant to the insurer's decision to insure you and on what terms.

You must take reasonable care not to make a misrepresentation to the insurer when answering those questions. A misrepresentation includes a statement that is in any way false, misleading, dishonest or which does not fairly reflect the truth. It is important that you answer these questions fully and accurately, to the best of your knowledge.

When answering the insurer's questions:

- take reasonable care to make sure your answers are true, honest, up to date and complete in all respects. You may breach the duty if you answer without any care as to its truth or if you only guess or suspect the truth. If in doubt, pause the application and obtain the true facts before answering; and
- if another person is answering for you, the insurer will treat their answers as yours. In such a case you should check the questions have been answered correctly on your behalf by them.

If you do not take reasonable care not to make a misrepresentation to the insurer, the insurer may cancel your contract, or deny or reduce the amount the insurer will pay you for a claim, in accordance with the insurer's rights at law.

If you are unsure about your duties to the insurer or you need additional assistance, contact your broker.

Your Duty of Disclosure

Before you enter into an insurance contract which is not a consumer insurance contract (as that term is defined in the Insurance Contracts Act 1984), you have a duty under the Insurance Contracts Act 1984 to tell your Insurer anything that you know, or could reasonably be expected to know, may affect the Insurer's decision to insure you and on what terms.

You have this duty until the Insurer agrees to insure you.

You have the same duty before you renew, extend, vary or reinstate an insurance contract.

At renewal, the Insurer may ask you to advise it of any changes to something you have previously disclosed, or may give you a copy of the information you previously disclosed and ask you to advise the Insurer if there has been a change. If you do not tell the insurer about a change, you will be taken to have told the Insurer there is no change.

You do not need to tell the Insurer anything that

- reduces the risk the Insurer insures you for;
- is common knowledge; or
- the Insurer knows or should know as an insurer;
- the Insurer waived your duty to tell it about.

Non-disclosure

If you do not tell the Insurer anything you are required to, the Insurer may cancel your contract or reduce the amount it will pay you if you make a claim, or both.

If your failure to tell the Insurer is fraudulent, the insurer may refuse to pay a claim and treat the contract as if it never existed.

If you are in doubt about whether or not a particular matter should be disclosed, please contact your Gallagher broker.

People You Represent

You must make sure you explain the Duty of Disclosure or Duty not to misrepresent to any person you represent when we arrange any insurance cover for you. Alternatively, you may ask any person you represent to contact us and we will explain their Duty of Disclosure or Duty not to misrepresent to them directly.

Complaints and dispute resolution procedures

We are committed to providing quality services to our clients. This commitment also extends to giving you easy access to people and processes that can resolve a service issue or complaint.

If you are concerned about the services provided by us, any product we have arranged, our interactions with you or how we have handled your Personal Information, please contact your broker or the branch manager of your local branch. We will acknowledge your complaint within 1 business day, or as soon as practicable in writing or by telephone. We will take all reasonable steps to ensure that the person to whom your complaint relates does not handle your complaint.

If, within 5 days, your broker or the relevant branch manager is unable to resolve your complaint to your satisfaction, the matter will be referred to the Gallagher Risk & Compliance Team who can be contacted directly on:

- **Email:** privacy@ajg.com.au (for privacy related complaints) or complaints@ajg.com.au (for any other complaints)
- **Telephone:** 1800 068 000

We will then investigate the matter and attempt to resolve your complaint in accordance with our Complaints Handling Policy. We will advise you of the outcome of our review of your complaint within 30 days of when you first made your complaint.

If the issue still has not been resolved to your satisfaction, you can lodge a complaint with the Australian Financial Complaints Authority, or AFCA. AFCA provides fair and independent financial services complaint resolution that is free to consumers.

- **Website:** www.afca.org.au
- **Email:** info@afca.org.au
- **Telephone:** 1800 931 678 (free call)
- **In writing to:** Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001

For further information about how we handle complaints or disputes please contact your broker, our Authorised Representative or visit our website www.ajg.com.au.

Cancellation/Policy Amendments

Our remuneration is payable on the terms of our invoice and is considered fully earned at the time that we issue the invoice. If your insurance contract is cancelled or varied before the expiry of the period of insurance, you will be paid any refunded pro-rata premium received from the insurer. (less commission & broker fees paid). We will retain all of our commission, fees and other remuneration in full in the event of any early cancellation or variation of your insurance contract or adjustment of premium. We may charge an additional fee for processing your request to cancel or vary your insurance contract and you agree that this fee may be offset against any premium pro-rata refund you are entitled to.

Premium Funding

If your premium is over \$500 you may wish to pay by monthly instalments using our recommended premium funders. Gallagher may receive a commission of up to a maximum of 5% under some premium funding arrangements for providing this referral. We recommend that you read the premium funding contract to understand the implications in the event that you cancel your insurance policy before it's expiry.

9187960



S.

2

LF

BELOW THIS LINE FOR OFFICE USE ONLY

Date 28 SEP 2001	Time 1425
FEES	
R.G.O.	POSTAGE
87	

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

S.A. LAWSERVICE
33 Pirie St.,
Adelaide, 5000
2127107

AGENT CODE

S L A W

Lodged by:

Correction to: JENKINS AND ALSON to JONES

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

1.
2.
3.
4.
5.

Assessor

PICK-UP NO.	
CP	
DEV. NO.	

REGISTRATION FEE \$87.00
Lands Title 28/09/01 107583

CORRECTION	Ex09 25/10/01 RB 5/11/01	PASSED
------------	--------------------------------	------------

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

ITEM CT/CL REF.	AGENT CODE

FILED 30-11-2001 	pro REGISTRAR-GENERAL
----------------------	------------------------------

**Terms of Instrument
not checked by Lands Titles Office**

**BY-LAWS
Development No. 931/C001/01**

BY-LAWS

COMMUNITY PLAN NO. 21051

**5 Horrocks Street
PORT LINCOLN**

Terms of Instrument
not checked by Lands Titles Office

BY-LAWS
Development No. 931/C001/01

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Restricted Common Property	Page 3
Definition, control management and use of Common Property	Page 4
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Terms of Instrument
not checked by Lands Titles Office

BY-LAWS
Development No. 931/C001/01

COMMUNITY TITLES ACT, 1996
MANAGEMENT BY-LAWS
WARNING

The terms of these By-laws are binding on the Community Corporation, the owners and occupiers of the community lots and the development lot or lots (if any) comprising the scheme and persons entering the community parcel.

These By-laws relate to the control and preservation of the essence or theme of the Community Corporation and as such may only be amended or revoked by unanimous resolution of the Community Corporation in accordance with Section 39 of the Community Titles Act (Regulations).

PART 1
PERMITTED USE

1. No dwelling shall be used or occupied otherwise than as a residence.
2. Dwellings must be of brick construction or clad frame rendered finish. Iron roofing and fencing and any sheds constructed on a Community Lot must be colourbond.
3. Alterations to the exterior of the building must be harmonious and sympathetic to the design and concept of the development as a whole.

PART 2
RESTRICTED COMMON PROPERTY

There is no restricted Common Property within the Community Corporation.



Terms of Instrument
not checked by Lands Titles Office

BY-LAWS
Development No. 931/C001/01

PART 3
MANDATORY MATTERS

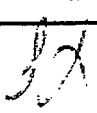
By-Law 1 - Common Property

1. The Common Property is as shown on sheet 1 of the Primary Plan of the Scheme but is designated for land information purposes only and does not provide a legal identifier for the Common Property.
2. The Community Corporation is responsible for the control, management, use and maintenance of the Common Property.
3. The Common Property is available to the proprietors and occupiers of Lots and persons authorised by them to pass and re-pass at all times with or without vehicles to and from their respective Lots.
4. A proprietor or occupier of a Lot or a person upon the Common property by their authority must not park or repair any motor vehicle or other vehicle upon the Common Property except in the case of an emergency and then only to the extent necessary to remove the vehicle from the Common Property.
5. The proprietor or occupier of a Lot must give notice to the Community Corporation of any damage to or defect in the Common Property immediately after becoming aware of the damage or defect.

By-law 2 - Internal Fencing

1. The Fences Act 1975 (as amended) applies as between owners of adjoining Community Lots.

By-law 3 - Garbage

1. The occupiers of a Community Lot must provide a garbage bin for the storage of garbage upon their respective Lots and to ensure that arrangements are made for the collection of garbage by the local Council or its Contractor in accordance with that Council's By-laws and garbage collection arrangements from time to time.
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Terms of Instrument
not checked by Lands Titles Office

BY-LAWS
Development No. 931/C001/01

By-Law 4 - Statutory Services

1. The Community Plan includes a diagram relating to service lines in respect of water, sewerage, stormwater, electricity, gas and telephone services to the scheme. The Community Corporation shall be responsible for the maintenance repair and replacement of those services within the Common property.

By-Law 5 - Insurance

1. The Community Corporation must review on an annual basis all insurances effected by it and the need for new insurances.
2. Notice of an AGM of the Community Corporation must include a form of motion to decide whether insurances effected by the Community Corporation should be confirmed varied or extended.
3. The Community Corporation must immediately effect new insurances or vary or extend existing insurances if there is an increased or a new risk.
4. A proprietor or occupier of a Community Lot must not, except with the approval of the Community Corporation, do anything that might -
 - a. void or prejudice insurance effected by the Community Corporation; or
 - b. increase any insurance premium payable by the Community Corporation.
5. Each proprietor of a lot shall insure all buildings and other improvements on the lot.

The insurance must be against risks that a normally prudent person would insure against; and

 - a. must be for the full cost of replacing the building or improvements with new materials; and
 - b. must cover incidental costs such as demolition, site clearance and architects fees.
6. The proprietor of each lot 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.

Terms of Instrument
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BY-LAWS
Development No. 931/C001/01

By-law 6 - Maintenance of a building on a Lot

1. The proprietor or occupier of a Lot must keep the Lot, including without limitation the exterior of the building on the Lot, clean and tidy and in good repair and condition.
2. The proprietor or occupier of a Lot must carry out all maintenance and repairs to the exterior of the buildings on the Lot in a proper and workmanlike manner to the reasonable satisfaction of the Community Corporation.

By-law 7 - Keeping of Pets

1. The proprietor or occupier of a Lot must not, except with the approval of the Community Corporation, keep a pet weighing more than 15 kilograms on the Lot or other part of the Common Property.
2. Notwithstanding By-law 1. above:-
An occupier of a Lot or a visitor to the Community Parcel who suffers from a disability may keep or use a dog that is trained to assist in respect of that disability.
3. Where a proprietor or occupier of a Lot or any other person who is on the Common Property with a proprietor or occupier of a Lot's consent (express or implied) brings or keeps a pet on the Lot or any other part of the Common Property, that proprietor or occupier is:-
 - a. Liable to the proprietor or occupier of their Lots and all other persons lawfully on the Common Property for any noise which is disturbing to an extent which is unreasonable and for damage to or loss of property or injury to any person caused by the pet; and
 - b. Responsible for cleaning up after the pet has used any part of another Lot or any part of the Common Property.

By-Law 8 - Landscaping

1. Each proprietor or occupier of a Lot shall keep the garden of that Lot maintained and clear of rubbish and shall not change the landscaping of that Lot so as to substantially alter the environment without the prior written approval of the Community Corporation.



Terms of Instrument

**not checked by Lands Titles Office
931/C001/01**

BY-LAWS

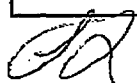
Development No. 931/C001/01

By-law 9 – Peaceful Enjoyment

- R. A proprietor or occupier of a Lot shall not interfere with the quiet enjoyment of another Lot or the Common Property.
- R. A proprietor or occupier of a Lot shall not upon that parcel create any noise or undertake any activity which is likely to interfere with the peaceful enjoyment of another Lot or of any person lawfully using the Common Property.

By-law 10 – Community Corporation's Right to Recover Money

- R. The Community Corporation may recover any money owing to it under the By-laws as a debt.
- R. A proprietor or occupier of a Lot must pay or reimburse the Community Corporation on demand for 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.
- R. 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.
- R. 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 2% per annum above the rate quoted by the Community Corporation's Bankers on overdraft accommodation less than \$100,000.00 calculated on daily balances commencing from the day that the money becomes due for payment.



FORM LF1

LANDS TITLES REGISTRATION

OFFICE
SOUTH AUSTRALIALODGEMENT FOR FILING UNDER THE
COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

SERIES NO.	PREFIX
	LF

AGENT CODEBELOW THIS LINE FOR OFFICE USE ONLY

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

Lodged by:

Correction to: JENKINS ANDERSON & CO JEANP

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

1. VOLUME 5103 FOLIO 480
2.
3.
4.
5.

Assessor

PICK-UP NO.	
CP	
DEV. NO.	

CORRECTION	PASSED

11384/sla

FILED
REGISTRAR-GENERAL

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

ITEM	AGENT CODE