

# 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:

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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:

RONALD JAMES MCEVOY

Address:

54 WESTERN PARADE, BROOKLYN PARK SA 5032

4 Vendor's registered agent:

MJ ENTERPRISES PTY LTD T/A MAGAIN REAL ESTATE

☒

Address:

74 BRIGHTON ROAD GLENELG EAST SA 5045

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

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

CERTIFICATE OF TITLE - VOLUME: 5015 FOLIO: 640

UNIT 8/7 MOOREA COURT, WEST LAKES SA 5021

UNIT 8 STRATA PLAN 5135 IN THE AREA NAMED WEST LAKES HUNDRED OF YATALA

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

To the purchaser:

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

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

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

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

#### 2 - Time for service

The cooling-off notice must be served -

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

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

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

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

#### 4 - Methods of service

The cooling-off notice must be -

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

74 BRIGHTON ROAD GLENELG EAST SA 5045

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

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

steve@magain.com.au

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

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

74 BRIGHTON ROAD GLENELG EAST SA 5045

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

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

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

#### 5 - Effect of service

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

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

**Proceeding with the purchase**

If you wish to proceed with the purchase -

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

**Part C - Statement with respect to required particulars**

(section 7(1))

To the purchaser:

~~I/We~~ RONALD JAMES MCEVOY

of 54 WESTERN PARADE, BROOKLYN PARK SA 5032

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:

Date:   
Signed:

Date:   
Signed:

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

(section 9)



To the purchaser:

I, STEVE KRAUSE

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:

Date:   
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, but not in the case of-

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

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

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

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

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

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

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

## 1. General

### 1.1 Mortgage of land

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

Is this item applicable?

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

Are there attachments?

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

Number of mortgage (if registered):

Name of mortgagee:

☐

**1.2 Easement**

(whether over the land or annexed to the land)

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

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

**Is this item applicable?**

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

**Are there attachments?**

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

PROPERTY INTEREST REPORT (PAGE 12)

Description of land subject to easement:

PORTION OF THE LAND IN CERTIFICATE OF TITLE (VOLUME: 5015 FOLIO: 640)

Nature of easement:

STATUTORY EASEMENT TO SA POWER NETWORKS MAY EXIST

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

If YES, give details:

**1.3 Restrictive covenant**

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

**Is this item applicable?**

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

**Are there attachments?**

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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



NO

YES



**14** 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.)

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

*Is this item applicable?*

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

*Are there attachments?*

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

Name 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

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

Is this item applicable?

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

Are there attachments?

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

Condition(s) of authorisation:

DRAFT

## 6. Repealed Act conditions

- 6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)

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

*Is this item applicable?*

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

*Are there attachments?*

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

Nature of condition(s):

☐  
☐  
☐

## 7. Emergency Services Funding Act 1998

- 7.1 section 16 - Notice to pay levy

*Is this item applicable?*

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

*Are there attachments?*

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

CERTIFICATE OF EMERGENCY SERVICES LEVY

Date of notice:

19/06/2024

Amount of levy payable:

\$0.00

☒  
 YES  
 YES

## 19. Land Tax Act 1936

19.1 Notice, order or demand for payment of land tax

*Is this item applicable?*



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

YES

*Are there attachments?*

YES

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

CERTIFICATE OF LAND TAX

Date of notice, order or demand:

19/06/2024

Amount payable (as stated in the notice):

\$4,138.16

## 20. Local Government Act 1934 (repealed)

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

*Is this item applicable?*



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



*Are there attachments?*



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

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):

## 21. Local Government Act 1999

000003101049

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

*Is this item applicable?*

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

*Are there attachments?*

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



YES

YES

LOCAL GOVERNMENT RATES SEARCH

Date of notice, order etc:

19 JUNE 2024

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

CITY OF CHARLES STURT

Land subject thereto:

CERTIFICATE OF TITLE: VOLUME: 5015 FOLIO: 640

Nature of requirements contained in notice, order etc:

GENERAL RATES 2023/2024 FINANCIAL YEAR

Time for carrying out requirements:

REFER TO THE LOCAL GOVERNMENT RATES SEARCH

Amount payable (if any):

\$0.00

## 22. Local Nuisance and Litter Control Act 2016

22.1 section 30 - Nuisance or litter abatement notice

~~*Is this item applicable?*~~

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

~~*Are there attachments?*~~

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

~~Date of notice:~~

~~Notice issued by:~~

~~Nature of requirements contained in notice:~~

~~Time for carrying out requirements:~~



23.1 section 6 - Restriction on building work

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Does the restriction apply to all of the land?~~

~~If NO, give details about the part of the land to which the restriction applies:~~

DRAFT

## 29. Planning, Development and Infrastructure Act 2016

29.1 Part 5 - Planning and Design Code

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

**Is this item applicable?**



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

☐ NO

**Are there attachments?**

☐ YES

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

PIR  
Council Search  
Data Extract for Section 7 Search Purposes

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

Zones: WATERFRONT NEIGHBOURHOOD (WN)

Subzones: NO

Zoning Overlays: See attached Data Extract for Section 7 Search Purposes

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

☐ NO

Is the land designated as a local heritage place?

☐ NO

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

☐ NO

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

☐ YES

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

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

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

***Is this item applicable?***

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

***Are there attachments?***

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

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

☐



29.3 section 139 - Notice of  
proposed work and notice may  
require access

***Is this item applicable?***

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

***Are there attachments?***

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

Date of notice:

Name of person giving notice of proposed work:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

☐

**29.4** section 140 - Notice requesting access

***Is this item applicable?***

☐

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

☐

***Are there attachments?***

☐

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

**Date of notice:**

**Name of person requesting access:**

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

**Activity of work to be carried out:**

**29.5** section 141 - Order to remove or perform work

***Is this item applicable?***

☐

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

☐

***Are there attachments?***

☐

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

**Date of order:**

**Terms of order:**

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

**Amount payable (if any):**



**29.6** section 142 - Notice to complete development

***Is this item applicable?***

☐

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

☐

***Are there attachments?***

☐

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

**Date of notice:**

**Requirements of notice:**

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

**Amount payable (if any):**

**29.7** section 155 - Emergency order

***Is this item applicable?***

☐

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

☐

***Are there attachments?***

☐

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

**Date of order:**

**Name of authorised officer who made order:**

**Name of authority that appointed the authorised officer:**

**Nature of order:**

**Amount payable (if any):**

## 29.8 section 157 - Fire safety notice

~~Is this item applicable?~~~~Will this be discharged or satisfied prior to or at settlement?~~~~Are there attachments?~~~~If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):~~~~Date of notice:~~~~Name of authority giving notice:~~~~Requirements of notice:~~~~Building work (if any) required to be carried out:~~~~Amount payable (if any):~~

## 29.9 section 192 or 193 - Land management agreement

~~Is this item applicable?~~~~Will this be discharged or satisfied prior to or at settlement?~~~~Are there attachments?~~~~If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):~~~~Date of agreement:~~~~Names of parties:~~~~Terms of agreement:~~

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

***Is this item applicable?***

☐

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

☐

***Are there attachments?***

☐

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

**Date requirement given:**

**Name of body giving requirement:**

**Nature of requirement:**

**Contribution payable (if any):**

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

***Is this item applicable?***

☐

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

☐

***Are there attachments?***

☐

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

**Date of agreement:**

**Names of parties:**

**Terms of agreement:**

**Contribution payable (if any):**

## 29.12 Part 16 Division 1 - Proceedings

~~Is this item applicable?~~~~Will this be discharged or satisfied prior to or at settlement?~~~~Are there attachments?~~~~If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):~~~~Date of commencement of proceedings:~~~~Date of determination or order (if any):~~~~Terms of determination or order (if any):~~☐

## 29.13 section 213 - Enforcement notice

~~Is this item applicable?~~~~Will this be discharged or satisfied prior to or at settlement?~~~~Are there attachments?~~~~If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):~~~~Date 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):~~☐

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

***Is this item applicable?***

☐

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

☐

***Are there attachments?***

☐

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

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

33.1 section 23 - Notice of contribution payable

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

Date of notice:

Terms of notice:

Amount payable:

### 34. Water Industry Act 2012

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

Is this item applicable?

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

Are there attachments?

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

SA WATER CERTIFICATE

Date of notice or order:

20/06/2024

Name or person or body who served notice or order:

SOUTH AUSTRALIAN WATER CORPORATION

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

\$0.00

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

PAYMENT OF SA WATER RATES AND CHARGES

☒

YES

YES

## Schedule - Division 2 - Other particulars (section 7(1)(b))



### Particulars of transactions in last 12 months



If the vendor, within 12 months before the date of the contract of sale-

- (a) obtained title to the land; or
- (b) obtained an option to purchase the land; or
- (c) entered into a contract to purchase the land (whether on the vendor's own behalf or on behalf of another),

the vendor must provide the following particulars of all transactions relating to the acquisition of the interest that occurred within that 12 month period:

- 1 The name and address of each party to the transaction and of each person in whom an interest vested as a result of the transaction:

NAME: RONALD JAMES MCEVOY  
ADDRESS: 54 WESTERN PARADE, BROOKLYN PARK SA 5032

- 2 The date and nature of each instrument registered on the certificate of title or, if no such instrument has been registered, the date and nature of each document forming the whole or part of a contract relating to the transaction:

DEALING REFERENCE: TRANSFER (T) 14250359  
DEALING DATE: 05/04/2024  
DEALING STATUS: REGISTERED  
SALE TYPE: PURSUANT TO A WILL

- 3 Particulars of the consideration provided for the purposes of the transaction:

SALE PRICE \$0

The above particulars must be provided for each transaction.

**Particulars relating to a strata unit**

1	Name of strata corporation:	STRATA CORPORATION 5135 INC.
	Address of strata corporation:	7 MOOREA COURT, WEST LAKES SA 5021

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

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

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

SEE ATTACHED SECTION 41 STATEMENT

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

SEE ATTACHED SECTION 41 STATEMENT

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

SEE ATTACHED SECTION 41 STATEMENT

(d) particulars of the unit entitlement of the unit:

SEE ATTACHED STRATA PLAN 5135 AND ENTITLEMENTS - 125/1000

*[If any of the above particulars have not been supplied by the strata 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 strata corporation that are enclosed:

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

YES

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

YES

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

YES

*[For each document indicate (YES or NO) whether or not the document has been supplied by the strata 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 strata corporation and give details of any other steps taken to obtain the particulars or documents concerned:

NOT APPLICABLE

- 6 A copy of the articles of the strata corporation is enclosed.

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



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

Name: J E WHITES

Address: 55 WOODVILLE ROAD, WOODVILLE SA 5011

**Note-**

- 1 A strata corporation must (on application by or on behalf of a current owner, prospective purchaser or other relevant person) provide the particulars and documents referred to in 3(a)-(c), 4 and 6 and must also make available for inspection its accountancy records and minute books, any contract with a body corporate manager, the register of unit holders and unit holder entitlements that it maintains and any documents in its possession relating to the design and construction of the buildings or improvements on the site or relating to the strata scheme.
- 2 Copies of the articles of the strata corporation may also be obtained from the Lands Titles Registration Office.
- 3 All owners of a strata unit are bound by the articles of the strata corporation. The articles regulate the rights and liabilities of owners of units in relation to their units 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 strata unit, 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](http://www.reisa.com.au).

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

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

You can also seek advice from a legal practitioner.

**ANNEXURES**

~~There are no documents annexed hereto~~ / The following documents are annexed hereto -

Form R3 – Buyers Information Notice  
Copy of certificate(s) of title to the land

- HISTORICAL SEARCH
- TITLE AND VALUATION PACKAGE
- CHECK SEARCH
- PROPERTY INTEREST REPORT
- LOCAL GOVERNMENT INQUIRY CERTIFICATE
- DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES
- STRATA PLAN PLAN
- STATEMENT PURSUANT TO SECTION 41 OF THE STRATA TITLES ACT 1988
- CERTIFICATE OF EMERGENCY SERVICES LEVY
- CERTIFICATE OF LAND TAX
- SA WATER CERTIFICATE
- FORM R7 - WARNING NOTICE

(\*Strike out whichever is not applicable)

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

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

**Dated this**  **Day of**

Signed:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Purchaser(s)

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

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

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

### Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property 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?

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

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

# Form R7

## Warning Notice

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### Financial and Investment Advice

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

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

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

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

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

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

REAL PROPERTY ACT, 1886



South Australia

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



## Certificate of Title - Volume 5015 Folio 640

**Parent Title(s)** CT 4195/503

**Creating Dealing(s)** CONVERTED TITLE

**Title Issued** 20/03/1991 **Edition** 5 **Edition Issued** 10/04/2024

## Estate Type

FEE SIMPLE (UNIT)

## Registered Proprietor

RONALD JAMES MCEVOY  
OF 54 WESTERN PARADE BROOKLYN PARK SA 5032

## Description of Land

UNIT 8 STRATA PLAN 5135  
IN THE AREA NAMED WEST LAKES  
HUNDRED OF YATALA

## Easements

NIL

## Schedule of Dealings

NIL

## Notations

**Dealings Affecting Title** NIL

**Priority Notices** NIL

**Notations on Plan** NIL

**Registrar-General's Notes** NIL

**Administrative Interests** NIL

## Certificate of Title

**Title Reference:** CT 5015/640  
**Status:** CURRENT  
**Edition:** 5

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Status
05/04/2024	10/04/2024	14250359	TRANSFER	REGISTERED

Data Available - Dealings completed since 21/03/2024 and unregistered Dealings

## Priority Notices

NIL

## Registrar-General's Notes

No Registrar-General's Notes exist for this title



## Certificate of Title

**Title Reference:** CT 5015/640  
**Status:** CURRENT  
**Parent Title(s):** CT 4195/503  
**Dealing(s) Creating Title:** CONVERTED TITLE  
**Title Issued:** 20/03/1991  
**Edition:** 5

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
05/04/2024	10/04/2024	14250359	TRANSFER	REGISTERED	RONALD JAMES MCEVOY
17/03/2023	22/03/2023	13996620	TRANSMISSION APPLICATION	REGISTERED	MAX ERNEST LANTE (DECD), AUSTRALIAN EXECUTOR TRUSTEES LTD. (ACN: 007 869 794) (EXEC)
17/03/2023	22/03/2023	13996619	APPLICATION TO NOTE DEATH	REGISTERED	YVONNE LOLA LANTE (DECD), MAX ERNEST LANTE
12/04/1995	07/06/1995	7904175	DISCHARGE OF ENCUMBRANCE	REGISTERED	4808559
10/11/1981	17/11/1981	4808559	ENCUMBRANCE	REGISTERED	

## Certificate of Title

**Title Reference** CT 5015/640  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 19989808  
**Address for Notices** 54 WESTERN PDE BROOKLYN PARK, SA 5032  
**Area** NOT AVAILABLE

## Estate Type

Fee Simple (Unit)

## Registered Proprietor

RONALD JAMES MCEVOY  
OF 54 WESTERN PARADE BROOKLYN PARK SA 5032

## Description of Land

UNIT 8 STRATA PLAN 5135  
IN THE AREA NAMED WEST LAKES  
HUNDRED OF YATALA

## Last Sale Details

**Dealing Reference** TRANSFER (T) 14250359  
**Dealing Date** 05/04/2024  
**Sale Price** \$0  
**Sale Type** PURSUANT TO A WILL

## Constraints

### Encumbrances

NIL

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
2535125300	CURRENT	Unit 8, 7 MOOREA COURT, WEST LAKES, SA 5021

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan

NIL

**Registrar-General's Notes**

NIL

**Administrative Interests**

NIL

**Valuation Record**

<b>Valuation Number</b>	2535125300
<b>Type</b>	Site & Capital Value
<b>Date of Valuation</b>	01/01/2023
<b>Status</b>	CURRENT
<b>Operative From</b>	01/07/1983
<b>Property Location</b>	Unit 8, 7 MOOREA COURT, WEST LAKES, SA 5021
<b>Local Government</b>	CHARLES STURT
<b>Owner Names</b>	RONALD JAMES MCEVOY
<b>Owner Number</b>	19989808
<b>Address for Notices</b>	54 WESTERN PDE BROOKLYN PARK, SA 5032
<b>Zone / Subzone</b>	WN - Waterfront Neighbourhood
<b>Water Available</b>	Yes
<b>Sewer Available</b>	Yes
<b>Land Use</b>	1310 - Ground Floor Home Unit Only
<b>Description</b>	H/U G
<b>Local Government Description</b>	Residential

**Parcels**

Plan/Parcel	Title Reference(s)
S5135 UNIT 8	CT 5015/640

**Values**

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$375,000	\$510,000			
Previous	\$285,000	\$435,000			

**Building Details**

<b>Valuation Number</b>	2535125300
<b>Building Style</b>	Colonial

---

<b>Year Built</b>	1981
<b>Building Condition</b>	Very Good
<b>Wall Construction</b>	Brick
<b>Roof Construction</b>	Tiled (Terra Cotta or Cement)
<b>Equivalent Main Area</b>	112 sqm
<b>Number of Main Rooms</b>	5

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

# Property Interest Report

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

Title Reference	CT 5015/640	Reference No. 2577881
Registered Proprietors	R J*MCEVOY	Prepared 19/06/2024 09:54
Address of Property	Unit 8, 7 MOOREA COURT, WEST LAKES, SA 5021	
Local Govt. Authority	CITY OF CHARLES STURT	
Local Govt. Address	PO BOX 1 WOODVILLE SA 5011	

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

## Table of Particulars

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

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

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

### 1. General

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

### 2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

State Planning Commission in the Department for 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)  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
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## 7. Emergency Services Funding Act 1998

7.1	section 16 - Notice to pay levy	<b>An Emergency Services Levy Certificate will be forwarded.</b> <b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b>  <b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates</b> <b><a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b>
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## 8. Environment Protection Act 1993

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

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



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

## **17. *Land Acquisition Act 1969***

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

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

Act

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

## **19. *Land Tax Act 1936***

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

## **20. *Local Government Act 1934 (repealed)***

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

## **21. *Local Government Act 1999***

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

## **22. *Local Nuisance and Litter Control Act 2016***

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

## **23. *Metropolitan Adelaide Road Widening Plan Act 1972***

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

## **24. *Mining Act 1971***

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

24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
<b>25. <i>Native Vegetation Act 1991</i></b>		
25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title
<b>26. <i>Natural Resources Management Act 2004 (repealed)</i></b>		
26.1	section 97 - Notice to pay levy in respect of costs of regional NRM board	The regional landscape board has no record of any notice affecting this title
26.2	section 123 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
26.3	section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
26.4	section 135 - Condition (that remains in force) of a permit	The regional landscape board has no record of any notice affecting this title
26.5	section 181 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
26.6	section 183 - Notice to prepare an action plan for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
26.7	section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
26.8	section 187 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
26.9	section 193 - Protection order to secure compliance with specified provisions of the Act	The regional landscape board has no record of any order affecting this title
26.10	section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any order affecting this title
26.11	section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any authorisation affecting this title
<b>27. <i>Outback Communities (Administration and Management) Act 2009</i></b>		
27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title

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

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

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

- 29.1 Part 5 - Planning and Design Code  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- Code Amendment**
- 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/](https://plan.sa.gov.au/have_your_say/) or phone PlanSA on 1800752664.**
- Code Amendment**
- Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations) 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

31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (revoked) regulation 19 - Maintenance order (that has not been complied with)	Contact the Local Government Authority for other details that might apply  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
<b>32.</b>	<b><i>South Australian Public Health Act 2011</i></b>	
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	<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title  also  Contact the Local Government Authority for other details that might apply
<b>33.</b>	<b><i>Upper South East Dryland Salinity and Flood Management Act 2002 (expired)</i></b>	
33.1	section 23 - Notice of contribution payable	DEW has no record of any notice affecting this title
<b>34.</b>	<b><i>Water Industry Act 2012</i></b>	
34.1	Notice or order under the Act requiring payment of charges or other amounts or making other requirement	<b>An SA Water Certificate will be forwarded. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950</b>  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.
<b>35.</b>	<b><i>Water Resources Act 1997 (repealed)</i></b>	
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
<b>36.</b>	<b>Other charges</b>	
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<br>also<br>Contact the Local Government Authority  |
| 5. Particulars relating to asbestos at workplaces                                  | Contact the vendor for these details  |
| 6. Particulars relating to aluminium composite panels                              | Please note that the audit is limited to classes of buildings, and that this note does not confirm the presence or absence of Aluminium Composite Panelling. Contact the vendor for relevant details.                               |
| 7. Particulars relating to court or tribunal process                               | Contact the vendor for these details  |
| 8. Particulars relating to land irrigated or drained under Irrigation Acts         | SA Water will arrange for a response to this item where applicable  |
| 9. Particulars relating to environment protection                                  | Contact the vendor for details of item 2<br>also<br>EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title<br>also<br>Contact the Local Government Authority for information relating to item 6 |
| 10. Particulars relating to <i>Livestock Act, 1997</i>                             | Animal Health in PIRSA has no record of any notice or order affecting this title  |

## Additional Information

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

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

## Notices

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Notices are printed under arrangement with organisations having some potential interest in the subject land. You should contact the identified party for further details.

### **Electricity and Telecommunications Infrastructure - Building Restrictions and Statutory Easements (including those related to gas, water and sewage)**

#### Building restrictions

It is an offence under section 86 of the *Electricity Act 1996* to erect a building or structure within a prescribed distance of aerial or underground powerlines. In some, but not all, cases approval may be obtained from the Technical Regulator. Generally, however, land owners must not build, or alter a building or structure, with the result that any part of the resulting building or structure is within the minimum clearance distance required from certain types of powerlines. These building limitations are set out in the *Electricity (General) Regulations 2012* regulations 81 and 82. Purchasers intending to redevelop the property to be purchased should therefore be aware that the restrictions under the *Electricity Act* and *Regulations* may affect how, or if, they are able to redevelop the property.

In addition, if a building or structure is erected in proximity to a powerline of an electricity entity in contravention of the *Electricity Act*, the entity may seek a court order:

- a) requiring the person to take specified action to remove or modify the building or structure within a specified period;
- b) for compensation from the person for loss or damage suffered in consequence of the contravention; and/or
- c) for costs reasonably incurred by the entity in relocating the powerline or carrying out other work.

Contact the Office of the Technical Regulator in DEM on 8226 5500 for further details.

#### Statutory easements

Statutory easements for purposes such as (and without limitation) electricity, telecommunications, gas, water and sewage, may also exist, but may not be registered or defined on the title for the land.

Separate from the above building restrictions, South Australia's electricity supply and transmission businesses have statutory easements over land where part of the electricity distribution or transmission system was on, above or under the land as at particular dates specified by legislation.

This notice does not necessarily imply that any statutory or other easement exists.

However, where in existence, statutory easements may provide these organisations and businesses (identified in the relevant legislation) with the right of entry, at any reasonable time, to operate, repair, examine, replace, modify or maintain their equipment, to bring any vehicles or equipment on the land for these purposes, and to install, operate and carry out work on any pipelines, electricity or telecommunications cables or equipment that may be incorporated in, or attached to, their equipment ( For example, see Clause 2 of Schedule 1 of the *Electricity Corporations (Restructuring and Disposal) Act 1999*; section 48A of the *Electricity Act 1996*).

For further clarification on these matters, please contact the relevant organisations or businesses, such as SA Power Networks' Easements Branch on telephone 8404 5897 or 8404 5894.

If you intend to excavate, develop or subdivide land, it is suggested that you first lodge a 'Dial Before you Dig' enquiry. Dial Before You Dig is a free referral service that provides information on the location of underground infrastructure. Using the Dial Before you Dig service (<https://1100.com.au>) may mitigate the risk of injury or expense resulting from inadvertent interference with, damage to, or requirement to relocate infrastructure.

#### ***Land Tax Act 1936 and Regulations thereunder***

Agents should note that the current owner will remain liable for any additional charge accruing due before the date of this certificate which may be assessed on the land and also that the purchaser is only protected in respect of the tax for the financial year for which this certificate is issued. If the change of ownership will not occur on or before the 30th June, another certificate should be sought in respect of the next financial year or requests for certificate should not be made until after 30th June.

#### ***Animal and Plant Control (Agriculture Protection and other purposes) Act 1986 and Regulations***

Agents should note that this legislation imposes a responsibility on a landholder to control and keep controlled proclaimed plants and particular classes of animals on a property.

Information should be obtained from:

- The vendor about the known presence of proclaimed plants or animals on the property including details which the vendor can obtain from records held by the local animal and plant control board
- The local animal and plant control board or the Animal and Plant Control Commission on the policies and priorities relating to the control of any serious proclaimed plants or animals in the area where the property is located.

#### ***Landscape South Australia 2019***

Water Resources Management - Taking of underground water

Under the provisions of the *Landscape South Australia Act 2019*, if you intend to utilise underground water on the land subject to this enquiry the following apply:



- A well construction permit accompanied by the prescribed fee is required if a well/bore exceeding 2.5 meters is to be constructed. As the prescribed fee is subject to annual review, you should visit the webpage below to confirm the current fee
- A licensed well driller is required to undertake all work on any well/bore
- Work on all wells/bores is to be undertaken in accordance with the *General specification for well drilling operations affecting water in South Australia*.

Further information may be obtained by visiting <https://www.environment.sa.gov.au/licences-and-permits/water-licence-and-permit-forms>. Alternatively, you may contact the Department for Environment and Water on (08) 8735 1134 or email [DEWwaterlicensing@sa.gov.au](mailto:DEWwaterlicensing@sa.gov.au).

72 Woodville Road, Woodville, South Australia 5011  
PO Box 1, Woodville SA 5011  
T: 08 8408 1111 F: 08 8408 1122 [charlessturt.sa.gov.au](http://charlessturt.sa.gov.au)



## Local Government Search (Form 1)

Certificate Number:	CERT2046/24
Date:	19 June 2024



Bill Code: 10330  
Ref No: 1316264

Searchlight Technology  
PO Box 232  
RUNDLE MALL SA 5000

Property No: 131626  
Assessment No: 2535125300

Owner: R McEvoy  
Property: 8/7 Moorea Court WEST LAKES SA 5021

Lot/Section/Title Reference: Lot 8 SP 5135 Vol 5015 Fol 640

Ward: Semaphore Park

***Pursuant to Section 187 of the Local Government Act 1999 I certify that the following amounts are due and payable in respect of, and are a charge against, the above property as at the date of this certificate:***

Rates for Financial Year 01/07/23 to 30/06/24	\$1,204.00
Levies for Financial Year 01/07/23 to 30/06/24	
Regional Landscape Levy	\$37.40
Payments/Adjustments for Current Financial Year	(\$1,241.40)
Amount Due & Payable	\$0.00

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

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

Chief Executive Officer


Per Authorised Officer:

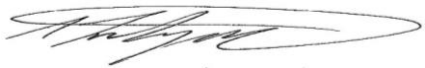
**Property No:** 131626  
**Property Address:** 8/7 Moorea Court WEST LAKES SA 5021





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

Prescribed Encumbrances	Other Particulars Required
<b><i>Development Act 1993 (Repealed)</i></b>	
Part 3 – Development Plan  Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):  <b>For updated zoning information, refer to the PlanSA Section 7 Report below.</b>  Is the land situated in a designated State Heritage area?  Is the land designated as a place of Local Heritage value?	        <b>No</b>  <b>No</b>
<b><i>Development Act 1993 (Repealed)</i></b>	
Section 42 – Condition (that continues to apply) of a development authorisation	<b>No</b>
<b>Building Indemnity Insurance - No</b>	
Further information held by Councils Does the Council hold details of any development approvals relating to – (a) Commercial or industrial activity at the land; or (b) A change in the use of the land or part of the land – within the meaning of the Development Act 1993 (Repealed)?	<b>No</b>
<b>Repealed Act conditions</b>	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	<b>No</b>
<b><i>Planning, Development and Infrastructure Act 2016</i></b>	

Prescribed Encumbrances	Other Particulars Required
Part 5 – Planning and Design Code	Refer to the PlanSA Data Extract for Section 7 Search purposes below.
Section 127 – Condition (that continues to apply) of a development authorisation  Copies of Decision Notification Forms can be downloaded from the PlanSA website – <a href="#">Development application register   PlanSA</a>	Refer to the PlanSA Data Extract for Section 7 Search purposes below.
<b><i>Development Act 1993 (Repealed)</i></b>	
Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space	<b>No</b>
Section 50(2) – Agreement to vest land in a council or Crown to be held as open space	<b>No</b>
Section 55 – Order to remove or perform work	<b>No</b>
Section 56 – Notice to complete development	<b>No</b>
Section 57 – Land management agreement	<b>No</b>
Section 69 – Emergency order	<b>No</b>
Section 71 – Fire safety notice	<b>No</b>
Section 84 – Enforcement notice	<b>No</b>
Section 85(6), 85(10) – Enforcement order	<b>No</b>
Section 106 – Enforcement order	<b>No</b>

Prescribed Encumbrances	Other Particulars Required
Part 11 Division 2 – Proceedings	No
<b><i>Planning, Development and Infrastructure Act 2016</i></b>	
Section 141 – Order to remove or perform work	No
Section 142 – Notice to complete development	No
Section 155 – Emergency order	No
Section 157 – Fire safety notice	No
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	No
Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	No
Part 16 – Division 1 – Proceedings	No
Section 213 – Enforcement notice	No
Section 214(6), 214(10) – Applications to Court	No
Section 222 – Enforcement order to rectify breach	No
Confirmed – Planning and Development: 	
<b><i>Fire and Emergency Services Act 2005</i></b>	

<b>Prescribed Encumbrances</b>	<b>Other Particulars Required</b>
Section 105F (or Section 56 or 83 (repealed)) – Notice of action required concerning flammable materials on land	<b>No</b>
<b><i>Local Nuisance and Litter Control Act 2016</i></b>	
Section 30 – Nuisance or litter abatement notice	<b>No</b>
<b><i>Local Government Act 1934 and/or Local Government Act 1999</i></b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	<b>No</b>
Confirmed – Community Safety: 	
<b><i>Food Act 2001</i></b>	
Section 44 – Improvement notice	<b>No</b>
Section 46 – Prohibition order	<b>No</b>
<b><i>Public and Environmental Health Act 1987 (repealed)</i></b>	
Part 3 – Notice	<b>No</b>
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> Part 2 – Condition (that continues to apply) of an approval	<b>No</b>
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked)</i> Regulation 19 – Maintenance order (that has not been complied with)	<b>No</b>
<b><i>South Australian Public Health Act 2011</i></b>	
Section 66 – Direction or requirement to avert spread of disease	<b>No</b>
Section 92 – Notice	<b>No</b>

Prescribed Encumbrances	Other Particulars Required
South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval	<b>No</b>
Confirmed – Environmental Health: 	
<b>Local Government Act 1934 (repealed) and/or Local Government Act 1999</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	<b>No</b>
Confirmed – Engineering: 	
<b>Water Industry Act 2012</b>	
Notice or order under the Act requiring payment of charges or other amounts or making other requirement	<b>No</b>
Confirmed – Water Business Unit: 	
<b>Land Acquisitions Act 1969</b>	
Section 10 Notice of intention to acquire	<b>No</b>
Confirmed – Property Services: 	

Prescribed Encumbrances	Other Particulars Required
<p>The information herein is provided pursuant to Council's obligations under Section 7 of the Land and Business (Sales and Conveyancing) Act and Regulations. Only information, which is required to be provided, has been given and that information should not be taken as a representation as to whether or not any charges or encumbrances affect the Subject Land.</p> <p><b>NOTICES</b></p> <p>Aluminium Composite Panel Cladding (ACP) is defined as flat or profiled aluminium sheet material in composite with any type of material. ACP is an external building cladding material which can create a fire risk if used or installed incorrectly.</p> <p>Both Vendors and Purchasers should take reasonable steps to determine if ACP has been identified on any buildings on the land, and also the status of any required remediation works related to the presence of ACP on such building.</p> <p><b>INFORMATION NOTE</b></p> <p>CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA</p> <p>The information provided in this note is additional to, and not in substitution of, any information provided in response to your request for statutory search information. The response to your request, provided with this note, does not reference changes to planning policy affecting all South Australian Councils.</p> <p>Council takes this opportunity to inform you that pursuant to the Planning Development and Infrastructure Act 2016 (Section 65, Clause 2 of Schedule 6 and Clause 9 (7) of Schedule 8), the Council's Development Plan will be repealed in full and replaced with the Planning and Design Code (Code) at a time on or before 1 July 2020. For further information regarding this change, including the opportunity for comment in relation to the content of the Code, please refer to the SA Planning Portal at <a href="https://www.saplanningportal.sa.gov.au">https://www.saplanningportal.sa.gov.au</a>.</p> <p><b>Additional Information</b></p> <p>This information is provided as additional information, it is not information that Council is statutorily obliged to provide.</p> <p>Parts of the City are subject to flooding. This situation may be subject to change over time. Flood plain mapping data is available on Council's website.</p>	



## Data Extract for Section 7 search purposes

Valuation ID 2535125300

**Data Extract Date:** 21/06/2024

**Parcel ID:** S5135 U8

**Certificate Title:** CT5015/640

**Property Address:** UNIT 8 7 MOOREA CT WEST LAKES SA 5021

### Zones

Waterfront Neighbourhood (WN)

### Subzones

No

### Zoning overlays

#### Overlays

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

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

#### **Prescribed Wells Area**

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

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

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

#### **Stormwater Management**

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

#### **Traffic Generating Development**

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

#### **Urban Tree Canopy**

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

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

No

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

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

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

No

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

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

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

No

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

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

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

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

### Associated Development Authorisation Information

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

No

### Land Management Agreement (LMA)

No

# STATEMENT PURSUANT TO SECTION 41 OF THE STRATA TITLES ACT 1988

Date of Statement: **24 June 2024**

**Unit** in respect of which the Statement is issued: **Unit 8 in Units Plan No. 5135 at 7 Moorea Court, WEST LAKES SA 5021**

Person requesting certificate:

**Name: Searchlight Technology,**

**Address: PO Box 232, Rundle Mall SA 5000**

**The Strata corporation certifies the following with respect to the Unit being the subject of this Statement:**

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

Total amount last determined with respect to the lot

Amount	Period
\$1,352.00	01 Dec 2023 to 30 Nov 2024

Number of instalments payable (if contributions payable by instalments) 4

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

Amount	Period	Date due
\$338.00	01 Dec 2023 to 29 Feb 2024	01 Dec 2023
\$338.00	01 Mar 2024 to 31 May 2024	01 Mar 2024
\$338.00	01 Jun 2024 to 31 Aug 2024	01 Jun 2024
\$338.00	01 Sep 2024 to 30 Nov 2024	01 Sep 2024

Amount owing \$0.00

Interest due on unpaid levies \$0.00

Amount in credit for prepaid levies \$0.00

## 2. Sinking fund – contributions payable by regular periodic instalments or lump sum (section 76(1) of the Act)

Total amount last determined with respect to the lot

Amount	Period
\$252.00	01 Dec 2023 to 30 Nov 2024

Number of instalments payable (if contributions payable by instalments) 4

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

Amount	Period	Date due
\$63.00	01 Dec 2023 to 29 Feb 2024	01 Dec 2023
\$63.00	01 Mar 2024 to 31 May 2024	01 Mar 2024
\$63.00	01 Jun 2024 to 31 Aug 2024	01 Jun 2024
\$63.00	01 Sep 2024 to 30 Nov 2024	01 Sep 2024

Amount owing \$0.00

Interest due on unpaid levies \$0.00

Amount in credit for prepaid levies \$0.00

### 3. Special contributions

None

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

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

### 5. Particulars of any Expenditure

(a) Incurred by the Corporation

Please refer to Annual General Meeting 2023

.....

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

.....

### 6. Insurance policies

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

Particulars of all insurance policies taken out by the strata corporation:							
Policy No.	69909	CHU Insurance					
Type:	Strata	Broker:					
Premium:	\$5,998.95	Paid on:	11/01/2024	Policy start date:	12/01/2024	Next due:	12/01/2025
Cover		Sum insured		Excess			
Building		\$2,900,000.00		\$1,000.00			
Loss of Rent/Temporary Accommodation		\$435,000.00		\$0.00			
Public Liability		\$10,000,000.00		\$0.00			
Voluntary Workers		\$200,000.00		\$0.00			
Fidelity Guarantee		\$100,000.00		\$0.00			
Govt. Audit Costs		\$25,000.00		\$0.00			
Appeal Expenses		\$100,000.00		\$0.00			
Legal Defence Expenses		\$50,000.00		\$0.00			
Lot Owners' Fixtures & Improvements		\$250,000.00		\$0.00			
Office Bearers Liability		\$250,000.00		\$0.00			
Excess				\$1,000.00			
Excess - Water				\$2,500.00			

### 7. Documents Supplied

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

### 8. Water – Owner

### 9. Payments – Settlement fees can be paid using the following details:

Biller Code: 96503

Ref: 224970020 51062 (take out the space)

The information provided is accurate as at the date of this Statement and is not intended to be relied upon by any party other than the person who requested this Statement under Section 41 of the Act.

*Conveyancers are urged to contact us on 8444 6444 to confirm these details are correct immediately prior to settlement as this information may have changed since the time the Section Statement was requested.*

*Conveyancers are also requested to send us in writing, Change of Ownership details as soon as possible upon settlement.*

NOTE:

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

This Statement was prepared on behalf of Strata Corporation 5135 Inc. by

*Debbie McDonald* on behalf of

Tanya Kelly  
J E Whites Pty Ltd  
55 Woodville Road  
Woodville SA 5011

**Strata Corporation 5135 Incorporated**  
**7 Moorea Court, WEST LAKES SA 5021**

REGISTER OF SPECIAL RESOLUTIONS AND UNANIMOUS RESOLUTIONS  
AFFECTING A UNIT OR UNITS AND/OR THE COMMON PROPERTY

DISCLAIMER: JE White's will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management:

<b>Date</b>	<b>Type of Resolution</b>	<b>Unit(s) and/or Common Property Affected</b>	<b>Resolution</b>
01.02.84			That permission be received from all unit owners, before any major alteration or extension be undertaken
02.04.84			All maintenance and insurance relating to any additions approved now or at any other time is the responsibility of the individual owners. (Current Strata Insurance covers all additions)
03.04.84			Owners were requested to take care with oil dripping onto the pavers, because it is difficult to remove
04.02.89			One month's grace will be given for unpaid maintenance; thereafter 15% interest will be charged, which will remain a debt against that unit
05.02.89			Whilst most unit owners were happy to pay their own expenses in maintaining common area gardens/lawns, "should a unit owner wish to be reimbursed, their account should be placed before the Corporation"
06.02.89			A unit holder must not, without the Corporation's consent, keep a pet. (As per our adopted Articles of Association Section 4 – must not, "without Strata Corporation's consent, keep any animal in, or in the vicinity of a Unit")
07.02.89			Any structural changes, no matter how small, must first be granted permission through the Strata Corporation (followed by permission from Woodville [now Charles Sturt] Council)
24.02.89			"For Sale" signs are to be removed within two weeks of successful contract signing
08.07.90			The principle of the Corporation maintaining and servicing approved individually installed watering systems on common property was recognized. It was reiterated that any expenditure on common property (which is expected to be reimbursed) must only be with the prior approval of the other unit owners, and all such items must be directed, in the first instance, through the Secretary who would obtain competitive quote where warranted
09.10.92			Resolved that lawns be fertilised in September and March with manure that doesn't kill clover. (Current practice seems to be that unit owners with common area lawns in front should fertilise these lawns at their cost when

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<b>Date</b>	<b>Type of Resolution</b>	<b>Unit(s) and/or Common Property Affected</b>	<b>Resolution</b>
			deemed necessary. Clover killing optional)
10.04.95			That the E&WS Department be requested under the Common Seal of the Strata Corporation to divide water consumption equally between all units commencing at the beginning of the 95/95 year
11.07.95			Resolved that Lawlers conduct an annual follow up inspection of units for termite control for a cost of \$30 per unit. (Last inspection undertaken in following 12 months but see Item 12)
12.08.96			Unanimously agreed that, as reinspection the previous year showed no evidence of reinfestation following the thorough treatment given to all units earlier, further re-inspections are to be discontinued. Owners should report immediately if any termite activity is discovered
13.07.98			It was agreed to have gutters cleaned out professionally as required (Last professional clean 08.06.01)
14.08.00			All insurance claims should be submitted through the Presiding Officer for consistency and maintaining proper records
15.07.01			It was agreed that all owners should take care not to overwater gardens and that timers be used on all sprinkler systems. Unnecessary watering in winter should be avoided
16.07.01			It was unanimously agreed that all ivy should be removed from all paint and brick surfaces forthwith. Furthermore, ivy should be restrained and gradually removed from the brush fencing where, again, problems and additional costs may eventuate
17.08.03			It was agreed that individual unit owners would be responsible for insurance excesses if they relate to improvements added by them (eg skylights, air conditioners etc) or due to carelessness by owners, any disputes to be raised at the next AGM (subsequently replaced by 22/23)
18.08.03			Individual unit owners to be responsible for all internal repairs and maintenance not covered by insurance (eg problems caused by dampness), any disputes to be raised at the next AGM (subsequently replaced by 22 and 23)

**Strata Corporation 5135 Incorporated**  
**7 Moorea Court, WEST LAKES SA 5021**

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Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
19.08.04			It was agreed that common area lawn mowing should continue at the current frequencies (namely every two weeks from September and every three weeks from May each year) irrespective of need or prevailing seasonal changes. In August 2005, it was agreed that winter mowing should be every four weeks and summer mowing remain at every two weeks
20.08.05			It was unanimously agreed that insurance cover should only increase to insurer's 'proposal' every two years. It was also agreed unanimously not to proceed with 'major catastrophe' cover
21.08.05			Everyone (present at AGM) preferred the concept of a levy if and whenever necessary, rather than increased quarterly contributions
22.03.06			Individual unit owners are responsible for repairs and/or replacement of all improvements made by them, along with roller doors, door locks and pergolas (whenever built) and all internal salt damp treatments and repair (external salt damp treatments to be the responsibility of the Strata Corporation) – Replaces 17 & 18
23.03.06			The Strata Corporation is responsible for repairs to common property as prescribed by the Strata Titles Act 1988. (This means that unit owners are responsible for repairs to any pipe, cable, wire, duct or drain (whether inside or out) that is for the exclusive use of a unit (or small group of units), including any insurance excess that may relate to such repairs (Replaces 17 & 18)
30.07.07			Special Resolution to allow a desexed cat to reside with the purchasers of Unit 5 during their occupation of the premises was approved unanimously
28.08.17			Resolution passed to allow Mr & Mrs Pupello for the premises at Unit 2, 7 Moorea Court, West Lakes on a temporary basis until they are able to move into their new house upon its completion
30.08.18	SGM	Unit 5	<b>Unit 5 – Installation of Gas Meter to Front of Unit – Common Property (Garden Bed)</b> - Unit 5 has requested approval to install a gas meter to the front of the unit in the garden bed to enable the installation of a gas Hot Water System (recommended



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<b>Date</b>	<b>Type of Resolution</b>	<b>Unit(s) and/or Common Property Affected</b>	<b>Resolution</b>
			position provided by the gas company and gas plumber - as advised by the owner). For: 6 units (Units 1, 2, 4, 5, 6 and 8) Against: Nil Motion Passed
26.09.18	AGM	Blanket all units	<b>Solar Hot Water Systems &amp; Solar Panels</b> - The Corporation granted a blanket approval for the installation of solar hot water systems and solar panels. The solar panels must be sited entirely on the roof of the relevant unit and must interfere with the roofline as little as possible. Any other sites require the prior approval of Corporation members.
			<b>Foxtel</b> - The Corporation granted a blanket approval for the installation of Foxtel. The satellite dish must be sited to the lakeside and not on garage roofs. Any other sites require the prior approval of Corporation members.
			<b>Roller Shutters</b> - The Corporation granted a blanket approval for the installation of roller shutters. Cream is the preferred colour.
			<b>Pergolas</b> - The Corporation granted a blanket approval for the installation of pergolas in the rear unit subsidiaries. Subject to any necessary council approvals. Pergolas are an individual owner responsibility.
			<b>Screen Doors</b> - The Corporation granted a blanket approval for the installation of screen security doors. The screen doors must match those already installed or if a change is requested the colour and design must be agreed upon and recorded at a meeting. Individual unit owners are responsible for screen doors.
			<b>TV Antenna</b> - The Corporation granted a blanket approval for the installation of TV antenna as least obtrusive as possible. The Corporation's preference is in individual courtyards.
			<b>Garage Doors</b> - The Corporation confirmed garage doors must be bronze olive in colour. The profile is to be kept as per the current profile. Owners are responsible for the maintenance of garage doors.
		U2/Blanket all Units	<b>Pets Policy</b> - The Corporation confirmed that Unit 5 has permission to keep a cat. Unit 2 has permission to keep 2 dogs until December 2018. After this date, there is no

**Strata Corporation 5135 Incorporated**  
**7 Moorea Court, WEST LAKES SA 5021**

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Date	Type of Resolution	Unit(s) and/or Common Property Affected	Resolution
			approval to keep dogs.
			<b>Emailing Correspondence</b> - The Corporation discussed emailing all meeting minutes, quarterly levies and appropriate correspondence to the members who have an email address in our system. Should any members wish to change this process for their unit, they are encouraged to reply to our emails requesting documentation via post. Unanimously approved.
		Blanket all units	<p><b>Levy Arrears</b>  Following an overview of the procedures followed to collect overdue levies it was resolved to adopt the following policies and procedures:</p> <p><b>Interest Charged on Overdue Accounts</b>  The Strata Manager reported that the Strata Titles Act invokes penalty interest where payments of contributions and levies are paid late, in this case after a lapse of 28 days from the due date. The interest rate applied on behalf of the Corporation is 15% per annum calculated daily.</p> <p><b>Accounting Fees</b>  In accordance with the Management Agreement, owners are to be charged an accounting fee of \$11.00 (Inc GST) by the Strata Manager for any accounts greater than 28 days overdue.</p> <p><b>Debt Collection</b>  The Strata Manager is authorised to proceed on behalf of the Corporation with any necessary action, including legal action, to recover all outstanding monies at a fee of \$22.00 (Inc GST). The account would have to be at least 3 months overdue. The Presiding Officer will be contacted prior to any court action.</p> <p><b>Costs</b>  All related costs associated with the recovery of any outstanding monies will be the responsibility of the relevant unit owner and as such will be recovered from that unit owner.</p>
25.09.19	AGM	Unit 2	<b>Cat</b> - Unit 2 has approval to keep 1 cat on the premises. The Corporation reserves the right to rescind the decision should the cat become a nuisance.

**Strata Corporation 5135 Incorporated**  
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<b>Date</b>	<b>Type of Resolution</b>	<b>Unit(s) and/or Common Property Affected</b>	<b>Resolution</b>
23.09.20	AGM	Unit 3	Unit 3 may apply to close his breezeway with a solid door.
29.11.22	EGM	Unit 5	Special Resolution; that Unit 5 be permitted to replace the sliding door in the Unit's rear yard subsidiary with a double-glazed sliding door of a similar style in black. All costs associated with installation and ongoing maintenance remain with the respective Unit Owner. <b>Motion PASSED</b>
27.09.23	AGM		<b>Fencing</b> That the Corporation approves brush fencing replacement with post and rail colourbond fencing in the future, colour to be monument. Fencing replacement schedule to be decided by the management committee as required. All cost associated with fencing remain with the Corporation. Approved with the exception of colour. Not Emerald but "Woodland Grey" for colour. The colour to be ratified at the 2024 AGM.
20.11.23	SGM	Unit 5	<b>UNIT 5 DOUBLE GLAZED WINDOWS;</b> that Unit 5 may replace bedroom windows with double glazed windows as per picture attached. All costs associated with the installation and ongoing maintenance remain with the unit owner. In Favour: 4 Units Against: Nil <b>Motion Passed.</b>

## **ARTICLES OF STRATA CORPORATION**

### **STRATA TITLES ACT 1988**

#### **SCHEDULE 3**

1. (1) A unit holder must-

- (a) maintain the unit in good repair;
- (b) carry out any work ordered by a council or other public authority in respect of the unit.

(2) The occupier of a unit must keep it in a clean and tidy condition.

2. A person bound by these articles-

- (a) must not obstruct the lawful use of the common property by any person; and
- (b) must not use the common property in a manner that unreasonably interferes with the use and enjoyment of the common property by the other members of the strata community, their customers, clients or visitors; and
- (c) must not make, or allow his or her customers, clients or visitors to make, undue noise in or about any unit or the common property; and
- (d) must not interfere, or allow his or her customers, clients or visitors to interfere, with others in the enjoyment of their rights in relation to units or common property.

3. A person bound by these articles must not use the unit, or permit the unit to be used, for any unlawful purpose.

4. Subject to the *Strata Titles Act 1988*, a person bound by these articles must not, without the strata corporation's consent, keep any animal in, or in the vicinity of, a unit.

5. A person bound by these articles-

- (a) must not park a motor vehicle in a parking space allocated for others or on a part of the common property on which parking is not authorised by the strata corporation; and
- (b) must take reasonable steps to ensure that his or her customers, clients or visitors do not park in parking spaces allocated for others or on parts of the common property on which parking is not authorised by the strata corporation.

6. A person bound by these articles must not, without the consent of the strata corporation-

- (a) damage or interfere with any lawn, garden, tree, shrub, plant or flower on the common property; or
- (b) use any portion of the common property for his or her own purposes as a garden.

7. A person bound by these articles must not-

- (a) bring objects or materials onto the site of a kind that are likely to cause justified offence to the other members of the strata community; or
- (b) allow refuse to accumulate so as to cause justified offence to others.

8. A person bound by these articles must not, without the consent of the strata corporation, display any sign, advertisement, placard, banner or any other conspicuous material of a similar nature-

- (a) on part of his or her unit so as to be visible from outside the building;  
or
- (b) on any part of the common property.

9. The occupier of a unit may, without the consent of the strata corporation, paint, cover or in any other way decorate the inside of any building forming part of the unit and may, provided that unreasonable damage is not caused to any common property, fix locks, catches, screens, hooks and other similar items to that building.

10. The occupier of a unit used for residential purposes must not, without the consent of the strata corporation, use or store on the unit or on the common property any explosive or other dangerous substance.

11. A person bound by these articles-

- (a) must maintain within the unit, or on a part of the common property set apart for the purpose by the strata corporation, a receptacle for garbage adequately covered; and
- (b) must comply with all council by-laws relating to the disposal of garbage.

12. A unit holder must immediately notify the strata corporation of-

- (a) any change in the ownership of the unit, or any change in the address of an owner;
- (b) any change in the occupancy of the unit.

**STRATA CORPORATION NO 5135 INC.**  
**7 Moorea Court, WEST LAKES SA 5021**

Minutes of the Annual General Meeting held at  
J E Whites - 55 Woodville Road, Woodville  
on Wednesday, 27 September 2023, commencing at 5:30 PM

**1 ATTENDANCE, PROXIES, QUORUM AND CHAIRPERSON**

**Present:**

Unit 1 - Ms J Wilson (proxy)  
Unit 2 - Mrs J Wyatt  
Unit 3 - Mr R Jarrett  
Unit 5 - Ms R Haworth  
Unit 6 - Ms M O'Reilly

**Proxies:**

Unit 1 - Mr R Wilson to Ms J Wilson  
Unit 4 - Mr G Scherstobit to Mr Craig Trewartha of JE Whites

**Apologies:**

NIL

**Presiding Officer : George Scherstobit**

**Quorum:**

Mr Craig Trewartha of JE White's welcomed members present and declared a quorum in attendance.

**Members Advice**

Members will find in the documentation of the Minutes several sections that are recorded at each meeting. As they are repeated from year to year, they may not be discussed in the same extent as actually recorded, but appear for the benefit of newcomers to the Corporation.

**ELECTION OF CHAIRPERSON**

It was agreed by those Corporation members present that Mr Craig Trewartha assist the Corporation in chairing the meeting.

**2 CONFIRMATION OF MINUTES & BUSINESS ARISING**

The Minutes of the annual general meeting dated 28/09/2022 and the extraordinary general meeting dated 29/11/2022 were accepted as a true and correct account with no business arising. The Chairperson moved that the Minutes be accepted and with all in favour, the motion was carried.

**3 FINANCIAL STATEMENTS**

The financial statement dated 31/05/23 showed a balance of \$5,095.23 Administrative Fund and \$10,899.74 Sinking Fund currently held in the Macquarie Bank, Sydney. The Chairperson tabled the statement and invited owners to comment. The financial statement was unanimously accepted.

**Tax and Audits**

Legislation requires each Corporation to lodge an annual tax return; legislation further requires that our trust accounts be audited annually by an accredited auditor. The audit for 2023 was undertaken by Perks Accountants & Wealth Advisers of 8/81 Flinders St, Adelaide, and a copy of the report is available to all members and can be viewed at our office.

**DEBT COLLECTION**

That, in accordance with previous instructions J E White's Pty Ltd is authorised to take all necessary action, without the need for further authority, including instructing a debt recovery company to initiate legal proceedings against Owners on behalf of the Corporation when they are in arrears.

**4 APPOINTMENT OF OFFICERS AND/OR MANAGEMENT COMMITTEE**

Mr George Scherstobit was thanked for being the Presiding Officer, Secretary & Treasurer for the past year.

It was resolved that Mr George Scherstobit be elected for the roles of Presiding Officer, Secretary & Treasurer for the upcoming year.

**5 APPOINTMENT OF MANAGEMENT/WORKS COMMITTEE**

The Corporation agreed to form a Management Committee consisting of all units.

**The meeting agrees the Management Committee has authority to approve quotes and instruct the Body Corporate Manager to issue work orders in all maintenance issues that arise from this meeting or throughout the year.**

**6 APPOINTMENT OF BODY CORPORATE MANAGERS**

JE White's Pty Ltd were unanimously reappointed as Body Corporate Managers for the coming year at \$1,868.96 inc GST per annum.

Any elected Office Bearer is authorised to sign the Management Agreement on behalf of the body corporate. JE Whites explained that should the management agreement not be returned, signed, within 21 days of receipt, then the agreement will be deemed as signed. JE Whites will stamp the agreement with the Body Corporate's common seal and place on file.

**7 CORPORATION PUBLIC OFFICER**

It was resolved that Mr Bryan Sutcliffe of JE White's be empowered to act as the Public Officer of the Corporation as defined under the Income Tax Assessment Act 1936.

**8 TAXATION AUTHORITY**

J E White's Pty Ltd are authorised to represent the Corporation in all aspects of dealings with the Australian Taxation Office. The nominated representatives from J E White's Pty Ltd are Wendy Sly, Joanne Pearce and Carolyn Walker.

**9 INSURANCE REVIEW**

**9.1 INSURANCE RENEWAL**

The Corporation's Insurance details are as follows:-

Policy No. 69909  
CHU Insurance  
Type : Strata

Premium : \$5,517.70      Paid on : 13/12/22      Start : 12/01/23      Next due : 12/01/24

Cover	Sum Insured	Excess
Building	\$2,713,494.00	\$500.00
Loss of Rent	\$407,024.00	
Public Liability	\$10,000,000.00	
Voluntary Workers	\$200,000.00	
Fidelity Guarantee	\$100,000.00	
Govt. Audit Costs	\$25,000.00	
Appeal Expenses	\$100,000.00	
Legal Defence Expenses	\$50,000.00	
Lot Owners' Fixtures & Improvements	\$250,000.00	
Office Bearers Liability	\$250,000.00	
Excess		\$500.00
Excess - Water		\$2,500.00

The Members determined to increase the building sum to \$2,900,000 at renewal. The Body Corporate Manager to arrange.

The Members asked for an explanation as to what "Excess - Water" means.

### **Post Meeting**

*The Body Corporate Manager advise that "Excess - Water" definition in regard to insurance claims is for water damage, burst pipes and exploratory costs.*

#### **9.1 Special resolution - Insurance Excess**

That the Corporation determines the excess payable on all future insurance claims for property, other than common property, will be the responsibility of the individual unit owner.

Not approved.

### **Contents & Landlord Insurance**

The Body Corporate Manager drew the members attention to the necessity for them to arrange individually for adequate insurance for the contents of their units, inclusive of carpets, drapes, light fitting, floating floors etc, whether or not the unit is occupied by the unit holder or a tenant, and it was noted that the Corporation's Legal Liability cover applied primarily to common property and that unit owners should be separately insured for cover in relation to their own premises.

#### **Disclosure**

JE White's Pty Ltd are an authorised representative of CHU Underwriting Agencies for QBE Insurance, Flex Insurance for QBE Insurance and authorised distributor for SCI Insurance for Alliance Australia Insurance and receives a commission on the base premium. The Commission received from the insurer is retained by JE Whites and is retained as a fee for service to act on behalf of the corporation to ensure insurance is current, seek quotes at renewal and request valuations. JE Whites then assists in the claims process by lodging claims, seeking quotes for various works associated with claims, liaising with the insurer and contractors to carry out works, facilitating payments to contractors and excess recoveries from owners if required. All documentation regarding the claim is filed and stored by JE Whites for future reference.

#### **General Advice Warning**

Any advice provided by JE White's is General Advice only. Before acting on any advice you should consider its appropriateness having regard to your objectives, financial situation and needs. You should obtain and consider the relevant Product Disclosure Statement and Policy Wording for a financial product before making any decision about whether to acquire or hold that product.

#### **9.2 INSURANCE VALUATION**

Part 30 (3) of the Act imposes a duty on the Corporation to insure all building and building improvements for their full replacement value, including all costs incidental to and associated with the replacement. The Corporation is further required to keep itself insured against liability for negligence. JE White's advise that their advice is of a general nature and not personal advice. Members are encouraged to seek independent advice, which would include a licensed valuers' opinion where applicable.

## **10 COMMON PROPERTY MAINTENANCE**

The following items were discussed :-

### **Gutter Cleaning - To be Minuted Every Year**

The schedule is that all the 8 units' gutters are only to be cleaned every 2 years, only units 5-8 are to be cleaned yearly.

**Members are encouraged to report maintenance items to the Body Corporate Manager at any time. JE White's will assist the corporation and endeavour to have these matters attended to and rectified as soon as practicable. Maintenance items considered significant in their scope will require liaising between JE White's and the Committee in order for the development of an appropriate strategy to be agreed on.**



**11 LEVY & BUDGET**

Administrative Fund of \$ 10,696.40 and Sinking Fund \$ 1,320.00

The proposed 2023 - 2024 budget was presented to all members present and was rejected.

Members present determined to vary the proposed budget and resolved to raise the following funds:-

Administrative Fund \$10,800.00      Sinking Fund \$2,000.00

This will be raised equally between all owners.

**12 APPROVALS FOR INSTALLATIONS & ADDITIONS**

Members are advised that a complete list of the Corporation's approvals can be obtained from the Body Corporate Managers.

**12.1 Special Resolution - Fencing**

That the Corporation approves brush fencing replacement with post and rail colourbond fencing in the future, colour to be monument. Fencing replacement schedule to be decided by the management committee as required. All cost associated with fencing remain with the Corporation.

Approved with the exception of colour. Not Emerald but "Woodland Grey" for colour. The colour to be ratified at the 2024 AGM.

**Special Resolution - Doors and Windows**

That door and window repair and replacement and all cost associated become the responsibility of the individual unit owner. Painting remains the Corporation responsibility.

The Body Corporate Manager to clarify if all doors and windows need to be the same and arrange a postal vote before 10 November 2023.

***Post Meeting***

*All window and door replacements must be in a colour and style as close as possible to those already existing. Any owner who would like to dramatically change the external appearance must seek approval from owners at a properly convened meeting.*

**13 OTHER BUSINESS**

**Emailing Correspondence**

The Corporation discussed emailing all meeting minutes, quarterly levies and appropriate correspondence to the members who have an email address in our system. Should any members wish to change this process for their unit, they are encouraged to reply to our emails requesting documentation via post. Unanimously approved.

**Agenda Items**

Members are advised that items can be added to the agenda of your Annual General Meeting, at any time during the year by contacting your Body Corporate Manager.

The Chairperson closed the meeting at 6.30pm and thanked all for their attendance or proxy submission. The Corporation members present agreed next year's meeting will be held on or about the same time, date and place.

**STRATA CORPORATION NO 5135 INC.**  
**7 Moorea Court, WEST LAKES SA 5021**

Minutes of the Special General Meeting held at  
JE Whites - 55 Woodville Road, Woodville  
on Monday, 20 November 2023, commencing at 11:00 AM

**1 ATTENDANCE, PROXIES, QUORUM AND CHAIRPERSON**

**Present:**

Unit 1 & 2 - Ms Julie Wilson (proxy)  
Unit 4 - Mr G Scherstobit

**Proxies:**

Unit 1 - Mr R Wilson to Ms Julie Wilson  
Unit 2 - Mr E & Mrs J Wyatt to Ms Julie Wilson  
Unit 5 - Ms R Haworth to Mrs Tanya Kelly of JE Whites

**Apologies:**

Nil

**Quorum:**

Mrs Tanya Kelly of JE Whites welcomed members present and declared a quorum in attendance.

**ELECTION OF CHAIRPERSON**

It was agreed by those Corporation members present that Mrs Tanya Kelly assist the Corporation in chairing the meeting.

**2 CONFIRMATION OF MINUTES**

The Minutes of the previous meeting dated 27/09/2023 were accepted as a true and correct account with no business arising. The Chairperson moved that the Minutes be accepted and with all in favour, the motion was carried.

**3 SPECIAL RESOLUTION - DOOR AND WINDOW REPLACEMENT;**

**that door and window repair and replacement and all costs associated become the responsibility of the individual unit owner. Painting remains the Corporation responsibility. All window and door replacements must be in a colour and style as close as possible to those already existing. Any owner who would like to dramatically change the external appearance must seek approval from owners at a properly convened meeting.**

In Favour: 2 Units  
Against: 2 Units

Motion Failed.

**4 SPECIAL RESOLUTION - UNIT 5 DOUBLE GLAZED WINDOWS;**

**that Unit 5 may replace bedroom windows with double glazed windows as per picture attached. All costs associated with the installation and ongoing maintenance remain with the unit owner.**

In Favour: 4 Units  
Against: Nil

Motion Passed.

**CLOSURE OF MEETING**

The Chairperson closed the meeting at 11:30am and thanked all for their attendance or proxy submission.

## Balance Sheet

### As at 24/06/2024

Strata Corporation 5135 Inc.

7 Moorea Court, WEST LAKES SA 5021

	Current period
<b>Owners' funds</b>	
<b>Administrative Fund</b>	
Surplus / Deficit for Year--Admin	2,350.73
Opening Balance--Admin	582.48
	2,933.21
<b>Sinking Fund</b>	
Surplus / Deficit for Year--Sinking	529.28
Opening Balance--Sinking	12,614.22
	13,143.50
<b>Net owners' funds</b>	<b>\$16,076.71</b>
<b>Represented by:</b>	
<b>Assets</b>	
<b>Administrative Fund</b>	
Cash at Bank--Admin	2,953.96
	2,953.96
<b>Sinking Fund</b>	
Cash at Bank--Sinking	2,859.97
Investments--Sinking	10,287.40
	13,147.37
<i>Total assets</i>	16,101.33
<b>Less liabilities</b>	
<b>Administrative Fund</b>	
Prepaid Levies--Admin	20.75
	20.75
<b>Sinking Fund</b>	
Prepaid Levies--Sinking	3.87
	3.87
<i>Total liabilities</i>	24.62
<b>Net assets</b>	<b>\$16,076.71</b>

**STRATA CORPORATION NO 5135 INC.**  
**7 Moorea Court, WEST LAKES SA 5021**

Minutes of the Extraordinary General Meeting held at JE Whites - 55 Woodville Road, Woodville  
on Tuesday, 29 November 2022, commencing at 11:00 AM

**1 ATTENDANCE, PROXIES, QUORUM AND CHAIRPERSON**

**Present:**

Unit 2 - Mr E & Mrs J Wyatt  
Unit 3 - Mr R Jarrett  
Unit 4 - Mr G Scherstobit  
Unit 6 - Mrs M O'Reilly

**Proxies:**

Unit 1 - Mr R Wilson to Mrs Tanya Kelly of JE Whites  
Unit 5 - Ms R Haworth to Mrs Tanya Kelly of JE Whites

**Apologies:**

Nil

**Quorum:**

Mrs Tanya Kelly of JE White's welcomed members present and declared a quorum in attendance.

**ELECTION OF CHAIRPERSON**

It was agreed by those Corporation members present that Mrs Tanya Kelly assist the Corporation in chairing the meeting.

**2 SPECIAL RESOLUTION; FENCING**

**Special Resolution; that the Corporation agree to replace all existing common brush fencing with Colorbond Good Neighbour fencing in Woodland Grey. Maintenance of the common fencing remains the Corporation responsibility.**

In Favour: 2 Units  
Against: 4 Units

Motion failed.

Unit 3 requested an on site meeting 3 months prior to the next AGM to determine correct wording of the fencing resolution and authority required to proceed with any fencing work in the future.

**3 SPECIAL RESOLUTION; UNIT 5 - SLIDING DOOR**

**Special Resolution; that Unit 5 be permitted to replace the sliding door in the Unit's rear yard subsidiary with a double-glazed sliding door of a similar style in black. All costs associated with installation and ongoing maintenance remain with the respective Unit Owner.**

In Favour: 6 Units  
Against: Nil

Motion passed.

The Chairperson closed the meeting at 11:30am and thanked all for their attendance or proxy submission.

**STRATA CORPORATION NO 5135 INC.**  
**7 Moorea Court, WEST LAKES SA 5021**

Minutes of the Annual General Meeting held at  
J E White's - 55 Woodville Road, Woodville  
on Wednesday, 28 September 2022, commencing at 5:30 PM

**1 ATTENDANCE, PROXIES, QUORUM AND CHAIRPERSON**

**Present:**

Unit 4 - Mr G Scherstobit

Unit 5 - Ms R Haworth

**Proxies:**

Unit 1 - Mr R Wilson to Mr Jackson Sutcliffe of JE Whites

Unit 2 - Mr E & Mrs J Wyatt to Mr Jackson Sutcliffe of JE Whites

Unit 3 - Mr R Jarrett to Mr Jackson Sutcliffe of JE Whites

Unit 6 - Ms M O'Reilly to Mr Jackson Sutcliffe of JE Whites

**Apologies:**

NIL

**Presiding Officer : George Scherstobit**

**Quorum:**

Meeting convenor, Mr Jackson Sutcliffe of JE White's welcomed members present and declared a quorum in attendance.

**Members Advice**

Members will find in the documentation of the Minutes several sections that are recorded at each meeting. As they are repeated from year to year, they may not be discussed in the same extent as actually recorded, but appear for the benefit of newcomers to the Corporation.

**ELECTION OF CHAIRPERSON**

It was agreed by those Corporation members present that Mr Jackson Sutcliffe assist the Corporation in chairing the meeting.

**2 CONFIRMATION OF MINUTES & BUSINESS ARISING**

The Minutes of the previous meeting dated 22/09/2021 were accepted as a true and correct account with no business arising. The Chairperson moved that the Minutes be accepted and with all in favour, the motion was carried.

**3 FINANCIAL STATEMENTS**

The financial statement dated 31/05/22 showed a balance of \$4,742.96 Administrative Fund and \$9,447.79 Sinking Fund currently held in the Macquarie Bank, Sydney. The Chairperson tabled the statement and invited owners to comment. The financial statement was unanimously accepted.

**Tax and Audits**

Legislation requires each Corporation to lodge an annual tax return; legislation further requires that our trust accounts be audited annually by an accredited auditor. The audit for 2022 was undertaken by Perks Accountants & Wealth Advisers of 180 Greenhill Road, Parkside, and a copy of the report is available to all members and can be viewed at our office.

**DEBT COLLECTION**

That, in accordance with previous instructions J E White's Pty Ltd is authorised to take all necessary action, without the need for further authority, including instructing a debt recovery company to initiate legal proceedings against Owners on behalf of the Corporation when they are in arrears.

**4 APPOINTMENT OF OFFICERS AND/OR MANAGEMENT COMMITTEE**

Mr George Scherstobit was thanked for being the Presiding Officer, Secretary & Treasurer for the past year.

It was resolved that Mr George Scherstobit be elected for the roles of Presiding Officer, Secretary & Treasurer for the upcoming year.

**5 APPOINTMENT OF MANAGEMENT/WORKS COMMITTEE**

A committee is not required.

**6 APPOINTMENT OF BODY CORPORATE MANAGERS**

JE White's Pty Ltd were unanimously reappointed as Body Corporate Managers for the coming year at \$1,780.00 inc GST per annum.

Any elected Office Bearer is authorised to sign the Management Agreement on behalf of the body corporate. JE Whites explained that should the management agreement not be returned, signed, within 21 days of receipt, then the agreement will be deemed as signed. JE Whites will stamp the agreement with the Body Corporate's common seal and place on file.

**7 CORPORATION PUBLIC OFFICER**

It was resolved that Mr Bryan Sutcliffe of JE White's be empowered to act as the Public Officer of the Corporation as defined under the Income Tax Assessment Act 1936.

**8 TAXATION AUTHORITY**

J E White's Pty Ltd are authorised to represent the Corporation in all aspects of dealings with the Australian Taxation Office. The nominated representatives from J E White's Pty Ltd are Wendy Sly, Joanne Pearce and Carolyn Walker.

**9 INSURANCE REVIEW**

**9.1 INSURANCE RENEWAL**

The Corporation's Insurance details are as follows:-

Policy No. 69909

CHU Insurance

Type : Strata

Premium : \$5,352.06

Paid on : 08/12/21

Start : 12/01/22

Next due : 12/01/23

Cover	Sum Insured	Excess
Building	\$2,713,494.00	\$500.00
Loss of Rent	\$407,024.00	
Public Liability	\$10,000,000.00	
Voluntary Workers	\$200,000.00	
Fidelity Guarantee	\$100,000.00	
Govt. Audit Costs	\$25,000.00	
Appeal Expenses	\$100,000.00	
Legal Defence Expenses	\$50,000.00	
Lot Owners' Fixtures & Improvements	\$250,000.00	
Office Bearers Liability	\$250,000.00	
Excess		\$500.00
Excess - Water		\$2,500.00

The Members determined that the insurance as presented by the Body Corporate Managers is adequate for the upcoming year.

## **Contents & Landlord Insurance**

The Body Corporate Manager drew the members attention to the necessity for them to arrange individually for adequate insurance for the contents of their units, inclusive of carpets, drapes, light fitting, floating floors etc, whether or not the unit is occupied by the unit holder or a tenant, and it was noted that the Corporation's Legal Liability cover applied primarily to common property and that unit owners should be separately insured for cover in relation to their own premises.

### **Disclosure**

JE White's Pty Ltd are an authorised representative of CHU Underwriting Agencies for QBE Insurance, Flex Insurance for QBE Insurance and receives a commission on the base premium. The Commission received from the insurer is retained by JE Whites and is retained as a fee for service to act on behalf of the corporation to ensure insurance is current, seek quotes at renewal and request valuations. JE Whites then assists in the claims process by lodging claims, seeking quotes for various works associated with claims, liaising with the insurer and contractors to carry out works, facilitating payments to contractors and excess recoveries from owners if required. All documentation regarding the claim is filed and stored by JE Whites for future reference.

### **General Advice Warning**

Any advice provided by JE White's is General Advice only. Before acting on any advice you should consider its appropriateness having regard to your objectives, financial situation and needs. You should obtain and consider the relevant Product Disclosure Statement and Policy Wording for a financial product before making any decision about whether to acquire or hold that product.

## **9.2 INSURANCE VALUATION**

Part 30 (3) of the Act imposes a duty on the Corporation to insure all building and building improvements for their full replacement value, including all costs incidental to and associated with the replacement. The Corporation is further required to keep itself insured against liability for negligence. JE White's advise that their advice is of a general nature and not personal advice. Members are encouraged to seek independent advice, which would include a licensed valuers' opinion where applicable.

## **10 COMMON PROPERTY MAINTENANCE**

The following items were discussed :-

### **Unit 8 Boundary Fence**

The Brush Fence on the boundary of Unit 8 is deteriorating and there are concerns about access to the public through this deteriorating portion. A quote was sourced for the repair to this section, however, was considered expensive for the scope. Mr Scherstobit suggested the Body Corporate Manager source a quote for the replacement of this fence line with Post & Rail Colorbond fencing for consideration. If the quote is acceptable, the Body Corporate Manager is to arrange a Special General Meeting to pass a Special Resolution for this change.

### **Unit 5 Windows**

Ms Haworth of Unit 5 raised to the Meeting that she wishes to replace the windows and sliding door of her unit to double glazed glass. She also advised the Meeting that the style and colour previously used for the window frames was unavailable, so they would also need to be changed, pending approval from the Corporation. Mr Sutcliffe advised that this approval may be able to align with the Special General Meeting for fencing. Ms Haworth is to provide the Body Corporate with a proposal for the changes, to be included in the Agenda of the Special General Meeting for fencing.

**Members are encouraged to report maintenance items to the Body Corporate Manager at any time. JE White's will assist the corporation and endeavour to have these matters attended to and rectified as soon as practicable. Maintenance items considered significant in their scope will require liaising between JE White's and the Committee in order for the development of an appropriate strategy to be agreed on.**

**11 LEVY & BUDGET**

Administrative Fund of \$ 10,696.40 and Sinking Fund \$ 1,320.00

The proposed 2022 - 2023 budget was presented to all members present and was accepted.

This will be raised equally between all owners.

**APPROVALS FOR INSTALLATIONS & ADDITIONS**

Members are advised that a complete list of the Corporation's approvals can be obtained from the Body Corporate Managers.

**12 OTHER BUSINESS**

**Agenda Items**

Members are advised that items can be added to the agenda of your Annual General Meeting, at any time during the year by contacting your Body Corporate Manager.

The Chairperson closed the meeting at 5.55pm and thanked all for their attendance or proxy submission. The Corporation members present agreed next year's meeting will be held on or about the same time, date and place.



## Income & Expenditure for the financial year to 31/05/2024

Strata Corporation 5135 Inc.

7 Moorea Court, WEST LAKES SA 5021

### Administrative Fund

	Current period 01/06/2023-31/05/2024	Annual budget 01/06/2023-31/05/2024
<b>Revenue</b>		
Interest on Arrears--Admin	0.52	0.00
Levies Due--Admin	10,768.00	10,800.00
<i>Total revenue</i>	10,768.52	10,800.00
<b>Less expenses</b>		
Admin--Audit/Tax & Public Officer	246.00	258.29
Admin--Management Fees--Standard	1,831.90	1,868.96
Admin--Meeting Fees	164.00	164.00
Admin--Technology/Communications/Compliance	345.80	352.80
Bank Management Charges	37.44	0.00
Insurance--Building Premium Basic	5,998.95	6,000.00
Maint Bldg--Ceiling	814.00	0.00
Maint Bldg--Cleaning Gutters	840.00	0.00
Maint Bldg--Consultants	1,120.00	0.00
Maint Bldg--Doors & Windows	580.00	0.00
Maint Bldg--General Maintenance/Repairs	0.00	1,000.00
Maint Bldg--Roof	279.18	0.00
Maint Bldg--Stairs - Repairs & Maintenance	484.00	0.00
Maint Grounds--Lawns, Grounds & Gardening Maint.	530.00	500.00
<i>Total expenses</i>	13,271.27	10,144.05
<b>Surplus/Deficit</b>	(2,502.75)	655.95
Opening balance	3,085.23	3,085.23
<b>Closing balance</b>	\$582.48	\$3,741.18

**Sinking Fund****Current period      Annual budget**

01/06/2023-31/05/2024 01/06/2023-31/05/2024

**Revenue**

Interest on Arrears--Sinking	0.10	0.00
Interest on Investments--Sinking	286.38	0.00
Levies Due--Sinking	1,680.00	2,000.00
<i>Total revenue</i>	<u>1,966.48</u>	<u>2,000.00</u>

**Less expenses**

<i>Total expenses</i>	<u>0.00</u>	<u>0.00</u>
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**Surplus/Deficit**

1,966.48	2,000.00
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Opening balance	10,647.74	10,647.74
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**Closing balance**

<u><u>\$12,614.22</u></u>	<u><u>\$12,647.74</u></u>
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## Balance Sheet

### As at 31/05/2024

Strata Corporation 5135 Inc.

7 Moorea Court, WEST LAKES SA 5021

	Current period
<b>Owners' funds</b>	
<b>Administrative Fund</b>	
Surplus / Deficit for Year--Admin	(2,502.75)
Opening Balance--Admin	3,085.23
	582.48
<b>Sinking Fund</b>	
Surplus / Deficit for Year--Sinking	1,966.48
Opening Balance--Sinking	10,647.74
	12,614.22
<b>Net owners' funds</b>	\$13,196.70
<b>Represented by:</b>	
<b>Assets</b>	
<b>Administrative Fund</b>	
Cash at Bank--Admin	2,272.48
	2,272.48
<b>Sinking Fund</b>	
Cash at Bank--Sinking	2,667.10
Investments--Sinking	10,262.12
	12,929.22
<i>Total assets</i>	15,201.70
<b>Less liabilities</b>	
<b>Administrative Fund</b>	
Prepaid Levies--Admin	1,690.00
	1,690.00
<b>Sinking Fund</b>	
Prepaid Levies--Sinking	315.00
	315.00
<i>Total liabilities</i>	2,005.00
<b>Net assets</b>	\$13,196.70

## Proposed Budget to apply from 01/06/2024

Strata Corporation 5135 Inc.

7 Moorea Court, WEST LAKES SA 5021

### Administrative Fund

Proposed  
budget

#### Revenue

Levies Due--Admin	11,000.00
<i>Total revenue</i>	11,000.00

#### Less expenses

Admin--Audit/Tax & Public Officer	258.29
Admin--Management Fees--Standard	1,960.00
Admin--Meeting Fees	164.00
Admin--Technology/Communications/Compliance	376.00
Bank Management Charges	37.44
Insurance--Building Premium Basic	6,600.00
Maint Bldg--General Maintenance/Repairs	1,000.00
Maint Grounds--Lawns, Grounds & Gardening Maint.	600.00
<i>Total expenses</i>	10,995.73

#### Surplus/Deficit

	4.27
Opening balance	582.48

#### Closing balance

	\$586.75
Total units of entitlement	1000
Levy contribution per unit entitlement	\$11.00

Sinking Fund  
Proposed  
budget

<b>Revenue</b>	
Levies Due--Sinking	2,000.00
<i>Total revenue</i>	<u>2,000.00</u>
<b>Surplus/Deficit</b>	<u>2,000.00</u>
Opening balance	12,614.22
<b>Closing balance</b>	<u><u>\$14,614.22</u></u>
Total units of entitlement	1000
Levy contribution per unit entitlement	\$2.00

## Proposed Levy Schedule to apply from 01/06/2024

Strata Corporation 5135 Inc.

7 Moorea Court, WEST LAKES SA 5021

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

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total	Annual Total
1	1	125.00	344.00	63.00	407.00	1,628.00
2	2	125.00	344.00	63.00	407.00	1,628.00
3	3	125.00	344.00	63.00	407.00	1,628.00
4	4	125.00	344.00	63.00	407.00	1,628.00
5	5	125.00	344.00	63.00	407.00	1,628.00
6	6	125.00	344.00	63.00	407.00	1,628.00
7	7	125.00	344.00	63.00	407.00	1,628.00
8	8	125.00	344.00	63.00	407.00	1,628.00
		<b>1,000.00</b>	<b>\$2,752.00</b>	<b>\$504.00</b>	<b>\$3,256.00</b>	<b>\$13,024.00</b>

STRATA PLAN NUMBER

pro Registrar-Genera

79671 / 1927

COUNCIL

1

THIS IS SHEET 2 OF 2 SHEETS

Scale in

COPY REDUCED 66 2/3% OF ORIGINAL

PROPRIETARY LIMITED

408, King William Street

Date:— 10.6.1982      Reference:— E.5457

upper and lower surfaces of the colling of steel wire.

**SMITH HIGGINS**  
SURVEYING & PLANNING CONSULTANTS  
408, King William Street,  
Adelaide, S.A. 5000  
Telephone: 2124457  
Date: 10.6.1982 Reference: E.5457

Note: Authority for data vide D.P. 11019.

References: Vol. 4182 Fols. 307 & 308

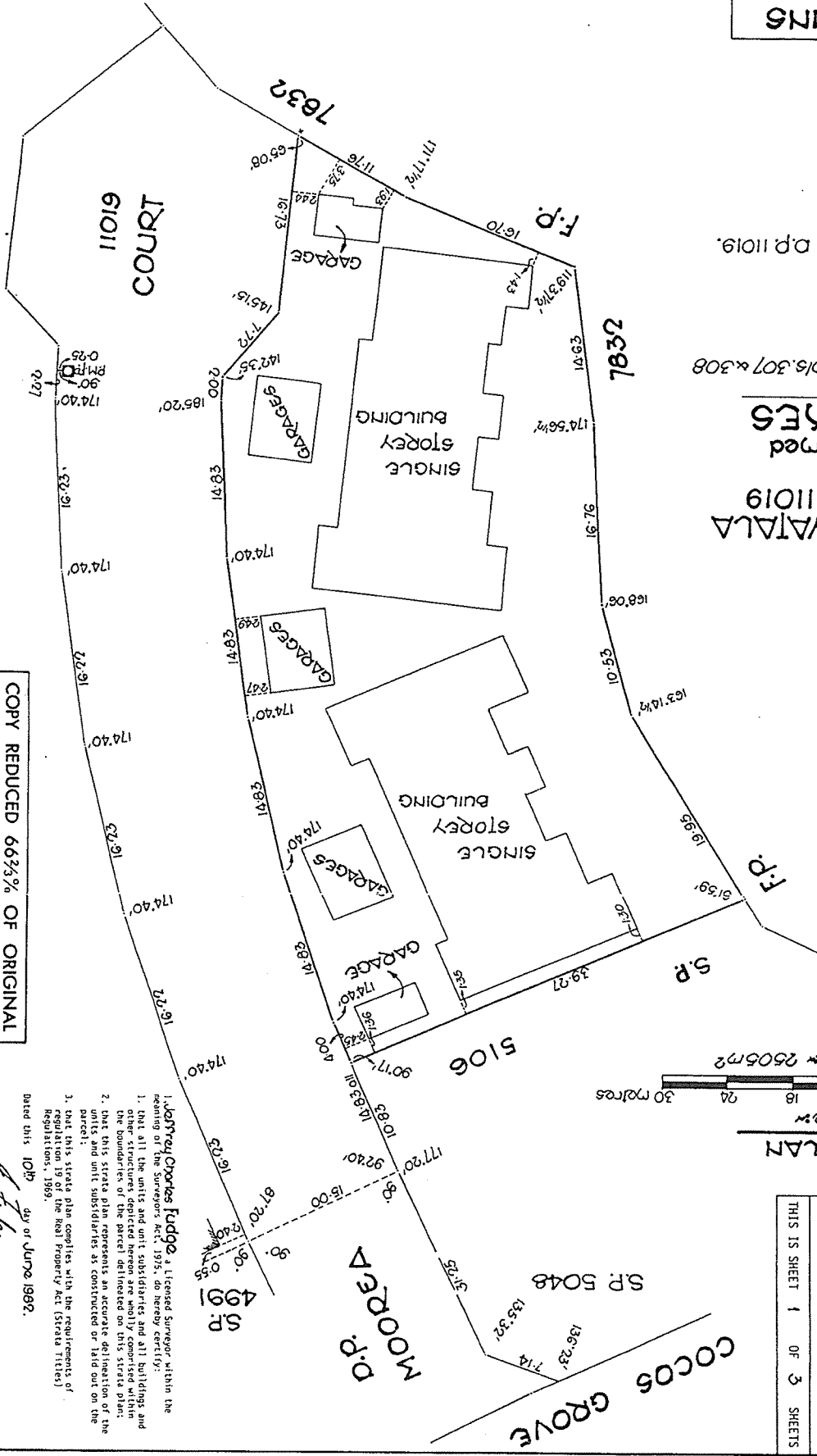
**HUNDRED OF YATALA**  
in the area named  
PI SEC. 951  
LOTS 7 & 8 OF D.P. 11019  
**WEST LAKES**



metres  
30 24 18 12 6  
Total Area = 2505 m<sup>2</sup>

**SITE PLAN**

STRATA PLAN NUMBER <b>SP 5135</b>
ACCEPTED FOR DEPOSIT <i>W. J. J. J.</i> Pro Registrar-General 28/7/1982
Reference Map No. COUNCIL CITY OF WOODVILLE
THIS IS SHEET 1 OF 3 SHEETS



COPY REDUCED 66.3% OF ORIGINAL

I, **Barry Charles Fudge**, a Licensed Surveyor within the meaning of the Surveyors Act, 1975, do hereby certify:  
1. that all the units and unit subdivisions and all buildings and other structures depicted hereon are wholly comprised within the boundaries of the parcel delineated on this strata plan;  
2. that this strata plan represents an accurate delineation of the units and unit subdivisions as constructed or laid out on the parcel;  
3. that this strata plan complies with the requirements of the Regulations, 1989.  
Dated this 10th day of June 1982.  
*B. C. Fudge*  
Licensed Surveyor



STRATA PLAN NUMBER  
**SP 5135**

Authenticated vide  
Application No. 4918086  
and Accepted for Deposit

*[Signature]*

pro Registrar-General  
28/7/1982

THIS IS SHEET 3. OF 3. SHEET

# SCHEDULE OF UNIT ENTITLEMENT

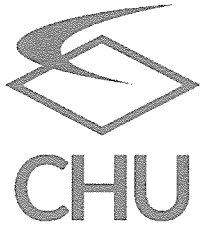
UNIT NO	UNIT ENTITLEMENT	<del>UNIT NO</del> C/T REF.	UNIT ENTITLEMENT	UNIT NO	UNIT ENTITLEMENT
1	125	V. 4195 F. 496			
2	125	" 497			
3	125	" 498			
4	125	" 499			
5	125	" 500			
6	125	" 501			
7	125	" 502			
8	125	" 503			
AGGREGATE	1 000	AGGREGATE			

AGGREGATE

COMMON  
PROPERTY

4195/504

ROAD or RESERVE  
ALLOTMENTS



Level 13, 431 King William Street  
Adelaide SA 5000

## Certificate of Currency

### CHU Residential Strata Insurance Plan

<b>Policy No</b>	69909
<b>Policy Wording</b>	CHU RESIDENTIAL STRATA INSURANCE PLAN
<b>Period of Insurance</b>	12/01/2024 to 12/01/2025 at 4:00pm
<b>The Insured</b>	STRATA CORPORATION NO. 5135 INC.
<b>Situation</b>	7 MOOREA COURT WEST LAKES SA 5021

---

#### Policies Selected

##### Policy 1 – Insured Property

Building: \$2,900,000

Common Area Contents: \$0

Loss of Rent & Temporary Accommodation (total payable): \$435,000

##### Policy 2 – Liability to Others

Sum Insured: \$10,000,000

##### Policy 3 – Voluntary Workers

Death: \$200,000

Total Disablement: \$2,000 per week

##### Policy 4 – Fidelity Guarantee

Sum Insured: \$100,000

##### Policy 5 – Office Bearers' Legal Liability

Sum Insured: \$250,000

##### Policy 6 – Machinery Breakdown

Not Selected

##### Policy 7 – Catastrophe Insurance

Not Selected

##### Policy 8 – 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

##### Policy 9 – Lot owners' fixtures and improvements (per lot)



Sum Insured: \$250,000

**Flood Cover is included.**

Date Printed

12/01/2024

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.



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: 2577881

KAREN M LITTLEDIKE  
PO BOX 2106  
MORPHETTVILLE SA 5043

DATE OF ISSUE

19/06/2024

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

**OWNERSHIP NUMBER**

19596174

**OWNERSHIP NAME**

EST OF M E LANTE

**PROPERTY DESCRIPTION**

8 / 7 MOOREA CT / WEST LAKES SA 5021 / UNIT 8

**ASSESSMENT NUMBER**

2535125300

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5015/640

**CAPITAL VALUE**

\$510,000.00

**AREA / FACTOR**

R4  
1.000

**LAND USE / FACTOR**

RE  
0.400

**LEVY DETAILS:**

**FINANCIAL YEAR**

2023-2024

**FIXED CHARGE**

**+ VARIABLE CHARGE**

**- REMISSION**

**- CONCESSION**

**+ ARREARS / - PAYMENTS**

**= AMOUNT PAYABLE**

\$ 50.00  
\$ 206.40  
\$ 129.30  
\$ 0.00  
\$ -127.10  
\$ 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**

17/09/2024



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

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

**Online at:**

**OR**

**By Post to:**

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

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

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

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

PIR Reference No: 2577881

**DATE OF ISSUE**

19/06/2024

KAREN M LITLEDIKE  
PO BOX 2106  
MORPHETTVILLE SA 5043

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

**OWNERSHIP NAME**

EST OF M E LANTE

**FINANCIAL YEAR**

2023-2024

**PROPERTY DESCRIPTION**

8 / 7 MOOREA CT / WEST LAKES SA 5021 / UNIT 8

**ASSESSMENT NUMBER**

2535125300

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5015/640

**TAXABLE SITE VALUE**

\$375,000.00

**AREA**

0.0000 HA

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

<b>CURRENT TAX</b>	\$	4,138.16	<b>SINGLE HOLDING</b>	\$	0.00
<b>- DEDUCTIONS</b>	\$	0.00			
<b>+ ARREARS</b>	\$	0.00			
<b>- PAYMENTS</b>	\$	0.00			
<b>= AMOUNT PAYABLE</b>	\$	4,138.16			

**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** 17/09/2024**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****OWNERSHIP NUMBER**

19596174

**OWNERSHIP NAME**

EST OF M E LANTE

**ASSESSMENT NUMBER**

2535125300

**AMOUNT PAYABLE**

\$4,138.16

**AGENT NUMBER**

100019043

**AGENT NAME**

KAREN M LITLEDIKE

**PAYABLE ON OR BEFORE**

17/09/2024

+80012903080012> +000927+ <0551138530> <0000413816> +444+

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

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

**Online at:**

**OR**

**By Post to:**

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

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
25 35125 30 0	CT5015640	20/6/2024	1757	2577881

KAREN LITLEDIKE  
63 BROADWAY  
GLENELG SOUTH SA 5045  
karen@klconveyancer.com.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

Customer:	R J MCEVOY		
Location:	U8 7 MOOREA CT WEST LAKES UNIT 8		
Description:	H/U G	Capital Value:	\$ 510 000
Rating:	Residential		

### Periodic charges

Raised in current years to 30/6/2024

			\$
	Arrears as at: 30/6/2023	:	0.00
Water main available:	1/7/1983	Water rates	: 296.80
Sewer main available:	1/7/1983	Sewer rates	: 318.00
		Water use	: 156.35
		SA Govt concession	: 0.00
		Recycled Water Use	: 0.00
		Service Rent	: 0.00
		Recycled Service Rent	: 0.00
		Other charges	: 0.00
		Goods and Services Tax	: 0.00
		Amount paid	: 771.15CR
		Balance outstanding	: 0.00

Degree of concession: 00.00%  
Recovery action taken: FULLY PAID

Next quarterly charges:	Water supply: Not declared	Sewer: Not declared	Bill: 24/7/2024
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This account has no meter of its own but is supplied from account no 25 35124 49 8.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 12.50%.

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



## South Australian Water Corporation

Name:  
R J MCEVOY

Water & Sewer Account  
Acct. No.: 25 35125 30 0

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

Address:  
U8 7 MOOREA CT WEST LAKES UNIT 8

---

### Payment Options

**EFT**

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	2535125300



Bill code: 8888  
Ref: 2535125300

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at [bpay.com.au](http://bpay.com.au)



Paying online

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



Paying by phone

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

SA Water account number: 2535125300



**Government of  
South Australia**

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

1300 SA WATER  
(1300 729 283)  
ABN 69 336 525 019  
[sawater.com.au](http://sawater.com.au)